

**Agenda**  
**Village of Glen Ellyn**  
**Village Board Meeting**  
**Monday, October 22, 2012**  
**8:00 p.m. – Galligan Board Room**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance to be led by Leslie Peet of the Glen Ellyn Park District.
4. Village Recognition: *(Deputy Clerk Solomon)*
  - A. A note of thanks was received by the Police Department for a recent tour of its facilities enjoyed by St. Petronille's Daisy Troop #41915.
  - B. Bridge Communities sent a letter of appreciation to Public Works for its hard work and dedication in making the Glen Ellyn Backyard BBQ a success.
  - C. The Village Board and Management Team extend its best wishes to Norvelle Barrow of the Finance Department on her retirement and thank her for her service.
  - D. The Village Board and Management Team congratulates the following employees who recently celebrated an anniversary as a Village employee:

Katherine Petrine	Planning & Development	5 Years
Noel Allen	Recreation	25 Years

5. Audience Participation

- A. Open:

Members of the public are welcome to speak to any item *not* specifically listed on tonight's agenda for up to three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk.

6. Consent Agenda *(Village Manager Franz)*

The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below: *(Trustee Friedberg)*

- A. Village Board Meeting Minutes:
    1. October 8, 2012 Workshop
    2. October 8, 2012 Regular Meeting

- B. Total Expenditures (Payroll and Vouchers) - \$1,367,191.10.  
The vouchers have been reviewed by Trustee Friedberg and by Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
- C. Ordinance No. 6081, An Ordinance to Amend the Liquor Control Code Chapter 19 of Title 3, Section 23 (Hours of Sale) Subsection (D) Extended Hours.
- D. Motion to waive competitive bidding and select Granacki Historic Consultants of Chicago, Illinois to prepare a National Register of Historic Places Nomination for a portion of the Central Business District. (*Assistant to the Village Manager Schrader*)
- E. Motion to waive sections of the Village Code including 4-5-7(B),(F),(N), 4-5-4(I), 9-2-2(A) and 9-2-3(K), (M) to permit Tap House Grill to display an antique vehicle in a parking spot at 411 North Main Street for two consecutive days between Tuesday, October 23 and Saturday, October 27, 2012 in celebration of their 5-year anniversary. (*Assistant to the Village Manager Schrader*)
- F. Ordinance No. 6082, An Ordinance approving a Variation from the Rear Yard Setback Requirements of the Zoning Code to Allow a One-Story Addition for the Property at 934 Oakwood Court. (*Planning & Development Director Hulseberg*)
- G. Motion to approve the award of a contract to Detroit Salt Company of Detroit, Michigan, to provide emergency backup rock salt on an "as needed" basis at a per ton cost of \$53.12 in FY13 and \$54.37 in FY14 to be expensed to the Motor Fuel Tax Fund. (*Public Works Director Hansen*)
- H. Motion to approve an engineering services agreement with Engineering Resource Associates of Warrenville, Illinois for design of the Duane – Lorraine Daily Fee Parking Lot Reconstruction Project, in the amount of \$95,000 (including a 6% contingency) to be expensed to the FY13 Parking Fund. (*Public Works Director Hansen*)
- I. Motion to receive the Village's Comprehensive Annual Financial Report for the fiscal year ended April 30, 2012 at the October 22, 2012 Village Board Meeting. (*Finance Director Wachtel*)
- J. Resolution No. 12-16, a Resolution to Record the Determination of the Corporate Authorities of the Village of Glen Ellyn of the Amounts of Money Estimated to be Necessary to be Raised by Taxation on Taxable Property for the Fiscal Year Beginning May 1, 2012, and ending April 30, 2013.
- K. Motion to approve the recommendation of Village President Pfefferman that the following appointments be made for Boards and Commissions:

Architectural Review Commission

Michael Lane for a term ending May 2015

Finance Commission

Dana Jourdan (Student) for a term ending May 2013

Historic Preservation Commission

Dennis A. Fisher for a term ending May 2014

Recreation Commission

Louis P. Leuzzi for a term ending May 2014

7. Ordinance No. 6083, An Ordinance Approving Variations from the Detached Garage Area and Lot Coverage Ratio Requirements of the Zoning Code to Allow a Detached Garage Addition for Property at 207 East Road. (*Trustee Hartweg*)

Planning and Development Director Staci Hulseberg will present information on a request by Edward Moore and Erica Rogers for variations from the Glen Ellyn Zoning Code to construct an addition to an existing detached garage that will increase the garage area to 692 sq. ft. in lieu of the maximum permitted detached garage area of 660 sq. ft. and to construct an addition to an existing garage that will increase the lot coverage ratio to 20.57% in lieu of the maximum permitted lot coverage ratio of 20%.

8. Planning and Development Director Staci Hulseberg and Economic Development Coordinator Martha Corner will present information about the requests of Oberweis Dairy to accommodate 3 restaurants as well as future office users at the southeast corner of Roosevelt Road and Main Street. Included in the requests for 515 Roosevelt Road are a façade improvement grant, zoning map amendment, special use permit, zoning and sign variations and exterior appearance. (*Trustee Ladesic*)

- A. Ordinance 6084, An Ordinance Granting Approval of a Zoning Map Amendment, Special Use Permit, Zoning Variations, Sign Variations and the Exterior Appearance for 515 Roosevelt Road.

- B. Motion to approve a Façade Improvement Grant for 515 Roosevelt Road in the amount of \$15,000.

9. Reminders:

- Village Offices will be closed on Monday, November 12 in observance of Veteran's Day.
- The next Special Village Board Meeting is scheduled for Tuesday, November 13, 2012, beginning at 8:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center with a Workshop beginning at 7:00 p.m.

10. Other Business?

11. Adjournment

12. Press Conference

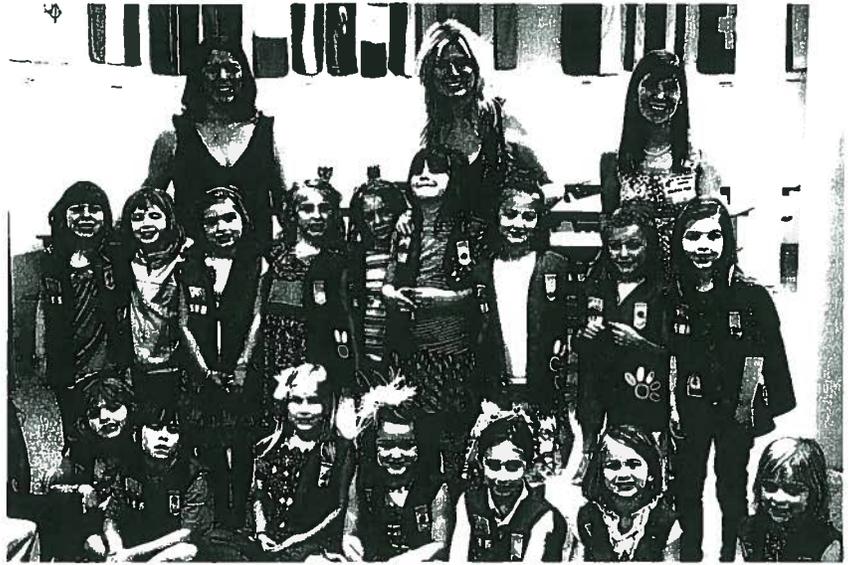
# Thank You

A-4A

Daisy Troop

#41915

Saint Petronille School



BRIAN

Madeline

Sydney

Olivia

NADIA

Colette

Lilly

Sawyer

Sophie

Hilde

A-4B



Connecting  
Homeless Families  
to a Better Future

# Bridge Communities, Inc.

505 Crescent Boulevard  
Glen Ellyn, IL 60137-4529

Telephone: (630) 545-0610

Fax: (630) 545-0640

website: [www.bridgecommunities.org](http://www.bridgecommunities.org)

October 2, 2012

Mr. Dave Buckley  
Village of Glen Ellyn, Public Works  
30 S. Lambert Rd.  
Glen Ellyn, IL 60137



Dear Dave:

Thank you for supporting the Glen Ellyn Backyard BBQ. An estimated 2,000 guests joined us for what will certainly become an annual tradition and *THE* event of the season. We are thrilled to announce that the BBQ raised \$27,000 to support the Transitional Housing Program of Bridge Communities.

The Glen Ellyn Backyard BBQ proceeds will be used to provide safe housing, life-skills mentoring, educational and employment training and coaching, as well as professional case management and tutoring for adults and children. Just this year, your donation helped house 123 families, provided employment counseling to 55 adults, helped 38 client families find new employment and 45 enroll in college or employment training, and tutored to 61 children.

As the largest provider of transitional housing in DuPage County, our business is **transforming lives** of homeless families. We will provide more than 72,000 housing nights. Thank you for your support of Bridge Communities. We appreciate your commitment to helping our client families reach their goals of permanent housing and self-sufficiency.

The support, guidance and extra efforts we received from the Public Works Department and all our community partners truly inspired us to make this BBQ one of Glen Ellyn's greatest events. We especially want to thank you for going above and beyond to provide the event with street barricades, after-hours drop-off and pick-up services, generators, and above all your positive and open cooperation and responsiveness to all our needs.

Please extend a sincere thank you to all your staff, especially: Mike Zitzka, Jennifer Brown and Billy Miller. Each of them played a valued role in the success of the BBQ event. Thank you!

We look forward working with you again in celebration of next year's Glen Ellyn Backyard BBQ. Keep up-to-date on the planning for the 2013 BBQ at [www.glenellynbackyardbbq.com](http://www.glenellynbackyardbbq.com).

Sincerely,

Amy Van Polen  
Resource Development

Tom Koprowski  
Glen Ellyn Backyard BBQ Chair

**Minutes  
Village Board Workshop  
Glen Ellyn Village Board of Trustees  
October 8, 2012**

A-6A<sub>1</sub>

Time of Meeting: 7:00 p.m.

Present: President Pfefferman; Trustees Cooper, Hartweg, Henninger, Ladesic and McGinley. Deputy Village Clerk Solomon; Attorney Diamond; Staff present: Acting Village Manager Schrader, Police Chief Norton, Planning and Development Director Hulseberg and Economic Development Coordinator Corner.

**1. Call to Order**

President Pfefferman called the Board Workshop to order at 7:00 p.m. with a roll call. Trustees Cooper, Hartweg, Henninger, Ladesic and McGinley responded "Present." Trustee Friedberg was excused.

**2. Elected Officials Discussion**

Trustee Henninger led a discussion around future Village President pay, term limits and a recall process for Elected Officials.

Trustee Henninger said in observing Village President Pfefferman and the enormous amount of time Village President Pfefferman puts into the position, Trustee Henninger thinks future Village Presidents should have a bigger salary as an acknowledgment of the time commitment to the position. Trustee Cooper agreed with this and would like to see former Village Presidents get together to discuss this salary question. Trustee McGinley said that every Village President is different and where Village President Pfefferman has made the role very visible, other Village Presidents may not put much time into the position. Trustee McGinley said the Village President is a voluntary role, as well as the Village Trustees, and the salary should remain the same. Village President Pfefferman said for future Village Presidents, an expense account for legitimate expenses might be a good thought instead of a salary bump. Attorney Diamond reminded the Village Board that if they want to take action on this, the decision needs to be 180 days before the term begins.

Trustee Henninger said he wondered if there should be a policy in place for term limits on the Village Board positions. Attorney Diamond said term limits can only be instituted by referendum. Some of the Trustees thought 1 term was good while other Trustees thought 2 terms are fine as a Trustee can then follow-up on plans made in the 1<sup>st</sup> term; however, all agreed a referendum is not needed at this time.

Trustee Henninger said that due to observances in another community, he thinks the Village Board should possibly explore putting legislation in place to possibly recall an Elected Official. Attorney Diamond said the methodology is available, and in another community, the Board passed an ordinance that would allow a citizen-created referendum to recall a particular Trustee. Trustee Cooper agreed with the process Attorney Diamond described. Trustee McGinley said there should be a process in place as you do not know what might happen.

### **3. Public Hearing: Electrical Aggregation**

At 7:30 p.m., Trustee Cooper moved and Trustee Hartweg seconded the motion to open the Public Hearing to receive comment on the Plan of Operation and Governance for the Village's proposed Electricity Aggregation Program. All voted "Aye."

Acting Village Manager Schrader said at the July 23, 2012 Village Board Meeting, the Village Board approved an ordinance allowing the Village to place the municipal aggregation referendum on the November 6, 2012 ballot. The Village has scheduled 2 public hearings to receive feedback from the residents on the Village's Draft Plan of Operation and Governance. She said the plan can also be found on the Village's website.

Dave Hoover, Executive Director of Northern Illinois Municipal Electric Collaborative (NIMEC), gave a short presentation on aggregation and the Village's Draft Plan of Operation and Governance. Some highlights from the draft Plan include terms, power mix, rate guarantee, billing, new accounts, moving accounts and no early termination fees. He said the average savings is 25 to 40% and about \$150 to \$300 annually.

A resident asked about the opt out period to which Mr. Hoover said residents have about a month period where they can opt out. A resident asked how the Village Board will choose a supplier to which Mr. Hoover said NIMEC will summarize the bids and give background on the bidders. A resident asked what happens at the end of the contract term to which Mr. Hoover said the referendum authorizes the Village Board to go back to NIMEC at the end of the contract and get more bids if they choose. A resident asked about ComEd's smart meter to which Mr. Hoover said this is separate from the aggregation as this is unique to ComEd. A resident asked how many companies are approved to sell power in Illinois to which Mr. Hoover said there are about 45 companies. A resident asked what the cost was to the Village to which Mr. Hoover said there are some legal fees, but NIMEC is compensated by the power suppliers. A resident asked if there are penalty fees if a resident chooses to go back to ComEd to which Mr. Hoover said there is not.

Mr. Hoover encouraged the residents to go to [www.pluginillinois.org](http://www.pluginillinois.org) which is the Illinois Commerce Commission's (ICC) website and contains information about electrical aggregation and a comparison of choices

At 8:05 p.m., Trustee Cooper moved and Trustee Hartweg seconded the motion to close the Public Hearing to receive comment on the Plan of Operation and Governance for the Village's proposed Electricity Aggregation Program. All voted "Aye."

### **4. Board & Commission Discussion**

Due to the time, this subject will be discussed at a future meeting.

Minutes  
Special Village Board Workshop  
Glen Ellyn Village Board of Trustees  
October 8, 2012 – page 3

## **5. Adjournment**

At 8:05 p.m., Trustee Hartweg moved and Trustee McGinley seconded the motion to adjourn to the regular Village Board Meeting in the Galligan Board Room. All voted “Aye.” Meeting adjourned.

Respectfully Submitted,  
Debbie Solomon,  
Deputy Village Clerk

Reviewed by,  
Patti Underhill  
Acting Village Clerk

A-6A<sub>2</sub>

Minutes  
Regular Meeting  
Glen Ellyn Village Board of Trustees  
Monday, October 8, 2012

**Call to Order**

Village President Pfefferman called the meeting to order at 8:06 p.m.

**Roll Call**

Upon roll call by Deputy Village Clerk Solomon, Village President Pfefferman and Trustees Cooper, Hartweg, Henninger, Ladesic and McGinley answered, "Present." Trustee Friedberg at 8:43 p.m.

**Pledge of Allegiance**

Lee Crumbaugh, President of the Civic Betterment Party, and Erik Ford, Nominating Committee Chairman for the Civic Betterment Party, led the Pledge of Allegiance. Mr. Ford said the Civic Betterment Party helps to deliver candidates for Village government in Glen Ellyn. The Party is looking for candidates for Village President, Village Trustee, Village Clerk and the Library Board. There will be a Town Meeting on December 1, 2012 where the residents will have a chance to hear the candidates speak and nominate candidates for the Spring 2013 elections.

**Village Recognition:**

- A. The Glen Ellyn Women's Club sent a note of thanks to Facilities Supervisor Harold Kolze and his Crew for their help related to a recent meeting held at the Glen Ellyn Historical Society.
- B. The Alliance of Downtown Glen Ellyn sent a letter thanking Public Works for their hard work and dedication in hanging the new banners downtown, and for their help in making Sounds on the Street a success.
- C. The Wheaton-Glen Ellyn Branch of the American Association of University Women sent a thank you note to Village Manager Mark Franz complimenting administrative and custodial staff for their ongoing friendly assistance in coordinating room reservations and following-up with special set-up requests.
- D. A letter was received from the Glen Ellyn Food Pantry thanking the Village for providing a grant through the 2012 Community Grant Program.
- E. The DuPage Forest Preserve Police sent a letter of thanks for the invaluable assistance of Community Service Officer Rose Volpe in co-hosting the first Child Safety Seat Event.
- F. Police Officer Stephen Miko received a letter of thanks from the Bradford House Condominium Association for speaking at their Safety Seminar and providing well-received handouts to the residents.

- G. The Village of Lombard Chief of Police sent a letter thanking Police Sergeant Steve Smith for his assistance in the successful resolution to the investigation of a tragic fire in their town.
- H. The grateful family of Richard Tretina, former Captain of the Glen Ellyn Police Reserve, sent a note of thanks to Police Officer Luke Elmore for attending his memorial service, and to Christine Miller for arranging Officer Elmore's appearance and in obtaining prior letters of dedication to be presented at his service.
- I. The Office of Charise Petrelli, D.D.S. sent a note of thanks to Brian Pohlis, Building Inspector, for his quick response in addressing issues with her building management.
- J. A resident called Bob Minix, Professional Engineer, to express her appreciation for the guidance provided by the Village related to an issue with the sanitary sewer service line.
- K. The Village accepts the resignations of Matt Dell, member of the Recreation Commission, Julia Buckton, student member of the Historic Preservation Commission, Heidi Lannen, member of the Plan Commission, and Mary Loch, member of the Zoning Board of Appeals, and thanks them for their service.

#### **Audience Participation**

- A. Proclamation was given to Planning and Development Director in recognition of Community Planning Month for the month of October
- B. Patrick Ryan, of 539 Dawes Avenue, Glen Ellyn, Illinois, expressed concern and frustration the street lights in his subdivision have not been working for a long time. Mr. Ryan has contacted ComEd, the Village's Public Works Department and the Glen Ellyn Police Department as this is a safety issue. President Pfefferman said the Village has been working on this as this is definitely unacceptable. Public Works Director Hansen said they have communicated with ComEd about these lights being out because the street lights are not the Village's infrastructure. He said an option would be for Public Works to do this work and then bill ComEd for it afterwards. President Pfefferman said there is a meeting between the Village and ComEd next week.

#### **Consent Agenda**

Acting Village Manager Schrader presented the Consent Agenda. President Pfefferman called for questions and/or discussion of the items on the Consent Agenda.

- A. **Village Board Meeting Minutes:**
  - 1. September 24, 2012 Special Workshop
  - 2. September 24, 2012 Regular Meeting
- B. Total Expenditures (Payroll and Vouchers) - \$1,265,454.72.

The vouchers have been reviewed by Trustee Cooper and by Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

- C. Motion to approve an Interior Improvement Grant request in the amount of \$6,670.37 to Flour+Wine Restaurant located at 433 North Main Street. This item was removed from the Consent Agenda to be considered separately later in the meeting.
- D. **Ordinance No. 6080**, An Ordinance Clarifying and Supplementing the Ordinances Creating the Glen Ellyn Central Business District Tax Increment Financing Project and Plan for the Village of Glen Ellyn.
- E. Bond Record-Keeping Policy:
  - 1. Resolution No. 12-13, a Resolution Approving a Bond Record-Keeping Policy for the Village of Glen Ellyn.
  - 2. Motion to approve revised Financial Policies for the Village of Glen Ellyn.
- F. Motion to approve the recommendation of Village President Pfefferman that John Micheli be appointed to the Zoning Board of Appeals for a term ending May 2016 and Mary Loch be appointed to the Plan Commission for a term ending May 2013.
- G. Motion to Waive Section 10-4-17.1 of the Village Code and permit the Admirals Hockey Club to host the 2012 Hocktoberfest Event at Gearhead Auto Repair, 474 Forest Avenue, on Saturday, October 20, 2012 between 7:30 p.m. and 12:00 a.m.

Trustee Cooper moved and Trustee McGinley seconded the motion that items A through B and D through G be considered routine business by the Village Board and be approved in a single vote.

Upon roll call, Trustees Cooper, McGinley, Hartweg, Henninger and Ladesic voted "Aye."  
Motion carried.

Trustee Friedberg entered the meeting at 8:43 p.m.

### **Item C from the Consent Agenda**

Economic Development Coordinator Corner presented information on an Interior Improvement Grant request in the amount of \$6,670.37 to Flour+Wine Restaurant located at 433 North Main Street. The original request was for \$10,125.64, but the awnings and the interior signage were removed from the request as well as other items so the request now covers a new woodstone oven and 2 new gas ranges, totaling \$6,670.37.

Co-owner Michael Vai said the Grotto became available, and they purchased the property quickly, but then missed the grant application deadline as they were preparing to open the new restaurant. Trustee Ladesic asked about the lease as it is currently not the 3 years as it states on the grant application to which Mr. Vai said they took a lease assignment and have lease options and plan to stay. Trustee Cooper asked if the Staff recommended this to which Economic Development Coordinator Corner stated they are recommending the \$6,670.37 for the new woodstone oven and new gas ranges. Trustee Cooper asked about the general parameters for the grants to which Economic Development

Coordinator Corner said the general guidelines are to provide a process for evaluating new business ventures in the Village and to be pro-business and support new businesses.

There was discussion regarding the guidelines about how often a property can receive a grant, the guidelines for what can be included in an Interior Improvement Grant, how the Village can support new businesses and possibly making a list of properties that no longer can qualify. Planning and Development Director Hulseberg said the grant program guidelines do allow for major kitchen equipment of commercial grade that is permanently installed and not transferred if a business relocates.

Trustee McGinley moved, seconded by Trustee Hartweg to approve a motion to approve an Interior Improvement Grant request in the amount of \$6,670.37 to Flour+Wine Restaurant located at 433 North Main Street.

Upon roll call, Trustees McGinley, Hartweg and Friedberg voted "Aye," and Trustees Cooper, Henninger and Ladesic voted "No." As the vote was tied with 3 "Aye" votes and 3 "No" votes. President Pfefferman voted "Aye." Motion carried by a vote of 4-3.

#### **Resolution 12-14 Determination of Change Order No. 2 with Brothers Asphalt Paving Company**

Public Works Director Hansen presented information on the second change order for the Park Glen Ellyn Place – Prairie Improvements Project, which includes the balancing of all contract items (focusing on waterline, sanitary sewer and roadway work) as well as the inclusion of additional items deemed necessary by Village staff to complete the project.

Public Works Director Hansen said this second change order stems from old issues from the 2009 Park Glen Ellyn Place – Prairie Improvements Project. The contractor did not meet the deadlines specified in the contract so liquidated damages assessed by the Staff were approximately \$205,000. Civil Engineer Jeffrey Perrigo negotiated a settlement of \$106,000 which the staff is recommending the Village Board approve. Public Works Director Hansen said they want to get the budget reconciled as this has been an on-going issue.

Public Works Director Hansen said there was also a need for additional construction oversight which CivilTech Engineers performed. A final invoice from CivilTech indicated they are owed an additional \$54,540 due to the extended project timeframe. Due to the increased cost, the service agreement total is now \$199,540, and additional funding is required to compensate CivilTech.

There was discussion regarding what was included in change order number 1, what other options might be available, any other subcontractors paid with this contract, the role of the engineer during the contract, and if this is the best option for the Village.

Trustee Friedberg moved, seconded by Trustee Hartweg to approve the following:

- A. Resolution No. 12-14, a Resolution Concerning the Determination of the Glen Ellyn Village Board that Change Order No. 2 with Brothers Asphalt Paving Company for an Increase in the Contract Price of \$97,745 is required for the Park – Glen Ellyn Place – Prairie Improvements Project, for a Revised Contract Cost of \$1,264,982.

- B. Motion to increase the appropriation for engineering services associated with the construction oversight of the Park – Glen Ellyn Place – Prairie Improvements Project provided by CivilTech Engineering in the amount of \$54,540 from the FY12/13 Water, Sanitary Sewer, and Capital Projects Funds for a revised total appropriation of \$199,540.
- C. Motion to approve Amendment No. 1 to the construction oversight agreement with CivilTech Engineering for the Park – Glen Ellyn Place – Prairie Improvements Project for additional engineering expenses in the amount of \$62,094 resulting in a total fee of \$199,540.

Upon roll call, Trustees Friedberg, Hartweg, Cooper, Henninger, Ladesic and McGinley voted “Aye.” Motion carried.

**Reminders:**

- The next Regular Village Workshop is scheduled for Monday, October 15, 2012, beginning at 7:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

**Other Business?**

There was no other business to discuss.

**Adjournment**

At 9:40 p.m. Trustee Henninger moved and Trustee Ladesic seconded motioned to adjourn the meeting.

Upon roll call, Trustees Henninger, Ladesic, Cooper, Friedberg, Hartweg and McGinley voted “Aye.” Motion carried. Meeting adjourned.

Respectfully submitted,  
Debbie Solomon  
Deputy Village Clerk

Reviewed by,  
Patti Underhill  
Acting Village Clerk

A-6B

Approval of Vouchers  
For the Village Board Meeting of October 22, 2012

**EXPENDITURES:**

	Check Date	Amount Paid
Accounts Payable Warrant 1012-1	10/5/2012	\$ 656,090.07
Accounts Payable Warrant 1012-2	10/12/2012	293,873.79
<b>Sub-Total</b>		<b>\$ 949,963.86</b>

**Warrant Total \$ 949,963.86**

**PAYROLL EXPENDITURES**

**October 5, 2012**

**Net Employee Payroll Checks**

**\$259,101.30**

**Employee & Employer Payroll Deductions:**

Police Pension - paid by employee	11,902.62
Flex 125 Plan - paid by employee	1,294.05
Medical Insurance - paid to VGE by employee	11,050.87
Retiree Insurance - paid by employee	-
IMRF - employee contribution	8,206.46
IMRF - employer contribution	22,048.04
ICMA Retirement Corp. Deferred Compensation - paid by employee	5,664.90
AXA Retirement Corp. Deferred Compensation - paid by employee	150.00
IL FOP Labor Council Dues - paid by employee	595.50
NCBERS Group Life Insurance - paid by employee	112.00
United Way - employee contribution	-
Illinois Child Support - paid by employee	996.84
Reimbursement Employee	-
Wage Garnishment	-
Social Security/Medicare Tax Withheld - employee portion	15,300.47
Social Security/Medicare Tax Withheld - employer portion	20,045.28
Trustmark Life & Accident Insurance - paid by employee	422.26
Federal Income Tax Withheld - paid by employee	43,903.18
Illinois State Tax Withheld - paid by employee	16,433.47
<b>Total Payroll</b>	<b>\$ 417,227.24</b>

**GRAND TOTAL \$ 1,367,191.10**

10/12/2012 13:48  
maryr

VILLAGE OF GLEN ELLYN  
PAID WARRANT REPORT

PG 1  
appdwarr

WARRANT: 1012-1

TO FISCAL 2013/06 05/01/2012 TO 04/30/2013

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	YTD PAID	AMOUNT
7919 THE LASALLE GROUP	36071	10/01/12			204900	P	10/05/12	100	ESCROWS - DEVELOPER DEPOS	100.00	100.00
	INVOICE:	100212								100.00	100.00
VENDOR TOTALS										100.00	100.00
6827 ALFRED BENESCH & COMPANY	36086	09/16/12			204901	P	10/05/12	40000	CONSTRUCTION PROJECTS	2,558.08	2,558.08
	INVOICE:	56810								2,558.08	2,558.08
VENDOR TOTALS										2,558.08	2,558.08
7931 ALL GIRLS TRANSPORTATION & LOGISTICS	36150	10/02/12			204902	P	10/05/12	1000	BUSINESS REGISTRATION LIC	100.00	100.00
	INVOICE:	MR100412								100.00	100.00
VENDOR TOTALS										100.00	100.00
4204 PLOTE CONSTRUCTION INC.	36052	09/22/12			204903	P	10/05/12	143200	OPERATING SUPPLIES, ASPHA	322.65	322.65
	INVOICE:	170328								322.65	322.65
VENDOR TOTALS										322.65	322.65
1107 AMERICAN EXPRESS	950540	10/02/12			10376	W	10/05/12	50100	BANKING SERVICES	147.00	147.00
	INVOICE:	AMEXVGE-41								147.00	147.00
950540	10/02/12				10376	W	10/05/12	50200	BANKING SERVICES	1,137.35	1,137.35
	INVOICE:	AMEXVGE-41								1,137.35	1,137.35
AMEX-92	10/02/12				10377	W	10/05/12	55720	CREDIT CARD FEES	78.98	78.98
	INVOICE:	AMEXREC-42								78.98	78.98
AMEX-92	10/02/12				10377	W	10/05/12	55730	CREDIT CARD FEES	110.58	110.58
	INVOICE:	AMEXREC-42								110.58	110.58
VENDOR TOTALS										1,620.91	1,620.91
43 AMERICAN PLANNING ASSOC	36147	09/27/12			204904	P	10/05/12	126000	EMPLOYEE EDUCATION	30.00	30.00
	INVOICE:	100212								30.00	30.00
36148	09/27/12				204905	P	10/05/12	126000	EMPLOYEE EDUCATION	30.00	30.00
	INVOICE:	100212-1								30.00	30.00
VENDOR TOTALS										60.00	60.00
51 ANCEL, GLINK, DIAMOND, BUSH, DICIANNI &	36080	09/14/12			204906	P	10/05/12	100	LEGAL FEES RECEIVABLE: T	3,301.96	3,301.96
	INVOICE:	3146324-0912								3,301.96	3,301.96
36080	09/14/12				204906	P	10/05/12	53000	LEGAL - GENERAL COUNSEL	5,062.50	5,062.50
	INVOICE:	3146324-0912								5,062.50	5,062.50

10/12/2012 13:48  
maryr

VILLAGE OF GLEN ELLYN  
PAID WARRANT REPORT

PG 2  
| appdwarr

WARRANT: 1012-1

TO FISCAL 2013/06 05/01/2012 TO 04/30/2013

VENDOR NAME

DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	AMOUNT
36080	09/14/12			204906	P	10/05/12	100	ESCROWS - DEVELOPER DEPOS	168.75
INVOICE:	3146324-0912						240100		
36080	09/14/12			204906	P	10/05/12	55700	BUILDINGS	1,012.50
INVOICE:	3146324-0912						570100		
36080	09/14/12			204906	P	10/05/12	54000	LEGAL - GENERAL COUNSEL	450.00
INVOICE:	3146324-0912						520700		
36080	09/14/12			204906	P	10/05/12	40000	LEGAL - GENERAL COUNSEL	900.00
INVOICE:	3146324-0912						520700		
36080	09/14/12			204906	P	10/05/12	121200	LEGAL - GENERAL COUNSEL	4,119.47
INVOICE:	3146324-0912						520700		
36080	09/14/12			204906	P	10/05/12	135000	LEGAL - GENERAL COUNSEL	337.50
INVOICE:	3146324-0912						520700		
36080	09/14/12			204906	P	10/05/12	126500	LEGAL - GENERAL COUNSEL	1,068.75
INVOICE:	3146324-0912						520700		
VENDOR TOTALS							79,991.84	YTD INVOICED	16,421.43
65 AT&T								YTD PAID	
36077	09/19/12			204907	P	10/05/12	55710	TELECOMMUNICATIONS	83.45
INVOICE:	630469056009-3						521195		
36078	09/19/12			204907	P	10/05/12	55720	TELECOMMUNICATIONS	29.49
INVOICE:	630469858009-3						521195		
36078	09/19/12			204907	P	10/05/12	55730	TELECOMMUNICATIONS	29.48
INVOICE:	630469858009-3						521195		
36078	09/19/12			204907	P	10/05/12	55750	TELECOMMUNICATIONS	29.48
INVOICE:	630469858009-3						521195		
VENDOR TOTALS							1,320.41	YTD INVOICED	171.90
7638 ATLAS BOBCAT, INC								YTD PAID	
32739	05/03/12			204908	P	10/05/12	65000	PARTS PURCHASED	39.86
INVOICE:	B14854						530310		
32740	05/03/12			204908	P	10/05/12	65000	PARTS PURCHASED	-44.18
INVOICE:	B14855						530310		
32740	05/03/12			204908	P	10/05/12	65000	GAS AND OIL	-358.64
INVOICE:	B14855						530310		
33508	05/22/12			204908	P	10/05/12	65000	PARTS PURCHASED	201.35
INVOICE:	B14841						530310		
36081	09/20/12			204908	P	10/05/12	143200	TREE REPLACEMENT	2,859.00
INVOICE:	Q56254						521100		
VENDOR TOTALS							2,697.39	YTD INVOICED	2,697.39
7678 LAURA BARR								YTD PAID	
36083	09/06/12			204909	P	10/05/12	1000	PARKWAY REFORESTATION	85.00
INVOICE:	100412						480200		
VENDOR TOTALS							125.00	YTD INVOICED	85.00
4874 BAXTER & WOODMAN, INC.								YTD PAID	
36084	09/20/12			204910	P	10/05/12	50200	PROFESSIONAL SERVICES - O	865.50

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
-----									
INVOICE: 164825									
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VENDOR TOTALS									
			1,776.58	YTD INVOICED				1,776.58	YTD PAID
74 B & F TECHNICAL CODE SERVICES, INC.									
	36082	09/26/12			204911	P	10/05/12	126000	BUILDING REVIEWS
		INVOICE: 35734						521048	
VENDOR TOTALS									
			18,269.33	YTD INVOICED				19,275.08	YTD PAID
1003 BURNS & MCDONNELL ENGINEERING CO.									
	36085	09/11/12			204912	P	10/05/12	40000	STREET IMPROVEMENTS
		INVOICE: 68035-2						580160	
VENDOR TOTALS									
			13,696.85	YTD INVOICED				13,696.85	YTD PAID
6043 CHICAGO PARTS & SOUND LLC									
	36087	09/20/12			204913	P	10/05/12	65000	PARTS PURCHASED
		INVOICE: 475628						530310	
	36088	09/19/12			204913	P	10/05/12	65000	PARTS PURCHASED
		INVOICE: 475206						530310	
	36089	09/19/12			204913	P	10/05/12	65000	PARTS PURCHASED
		INVOICE: 475207						530310	
VENDOR TOTALS									
			5,053.06	YTD INVOICED				5,416.53	YTD PAID
1207 CIVILTECH ENGINEERING, INC.									
	36090	09/13/12			204914	P	10/05/12	40000	SOUTH PARK LAPP ARRA STIM
		INVOICE: 40206						580160	
	36091	09/13/12			204914	P	10/05/12	40000	STREET IMPROVEMENTS
		INVOICE: 40207						580160	
	36091	09/13/12			204914	P	10/05/12	50100	CAPITAL IMPROVEMENTS
		INVOICE: 40207						580100	
	36091	09/13/12			204914	P	10/05/12	50200	CAPITAL IMPROVEMENTS
		INVOICE: 40207						580100	
VENDOR TOTALS									
			275,662.92	YTD INVOICED				309,985.34	YTD PAID
171 COCA-COLA REFRESHMENTS USA INC									
	36092	09/27/12			204915	P	10/05/12	55730	BEVERAGES/RESALE
		INVOICE: 2248282406						530405	
VENDOR TOTALS									
			6,507.68	YTD INVOICED				6,507.68	YTD PAID
3525 COMMERCIAL TIRE SERVICE									
	36053	09/25/12			204916	P	10/05/12	65000	REPAIRS-CONTRACTUAL/LABOR
		INVOICE: 2220009367						521180	
	36053	09/25/12			204916	P	10/05/12	65000	REPAIRS-CONTRACTUAL/PARTS
		INVOICE: 2220009367						521185	

865.50

142.50

142.50

7,350.73

7,350.73

-72.00

391.96

211.92

531.88

659.90

60,771.89

13,500.00

8,000.00

82,931.79

306.00

306.00

32.00

6.50

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VENDOR NAME

DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
-----									
VENDOR TOTALS									
7920 TERRY CRANDALL							2,748.02	YTD INVOICED	
36076	10/03/12			204917	P	10/05/12	540		
INVOICE: 36076									2,784.52
VENDOR TOTALS									
204 DAILY HERALD							111.82	YTD INVOICED	
36096	09/05/12								
INVOICE: T4314193									
36097	09/07/12			204918	P	10/05/12	40000		
INVOICE: T4314488									
36098	09/07/12			204918	P	10/05/12	126000		
INVOICE: T4314489									
36099	09/07/12			204918	P	10/05/12	40000		
INVOICE: T4314515									
VENDOR TOTALS									
7921 CHARLES/MARILYN DEAN							4,892.80	YTD INVOICED	
36094	09/06/12			204919	P	10/05/12	1000		
INVOICE: 100412									
VENDOR TOTALS									
7016 DIAMOND CORING, INC							115.00	YTD INVOICED	
36054	09/25/12								
INVOICE: 21086				20130010	P	10/05/12	50100		
VENDOR TOTALS									
7923 MARTHA DOME							2,705.00	YTD INVOICED	
36095	09/06/12			204921	P	10/05/12	1000		
INVOICE: 100412									
VENDOR TOTALS									
7929 DRH, INC							105.00	YTD INVOICED	
36149	10/01/12								
INVOICE: HMR100412				204922	P	10/05/12	500		
36149	10/01/12			204922	P	10/05/12	5010		
INVOICE: HMR100412									
VENDOR TOTALS									
241 DU-COMM							425.00	YTD INVOICED	
36070	09/14/12			204923	P	10/05/12	135000		
INVOICE: 14719									

									2,784.52	YTD PAID	38.50
									120210	ACCOUNTS REC - UTILITY BI	111.82
									111.82	YTD PAID	111.82
									580155	11001 SIDEWALK IMPROVEMENTS	79.35
									520905	PRINTING	98.90
									520905	PRINTING	89.70
									580155	SIDEWALK IMPROVEMENTS	63.25
VENDOR TOTALS											
									5,229.75	YTD PAID	331.20
									480200	PARKWAY REFORESTATION	115.00
									115.00	YTD PAID	115.00
									521055	PROFESSIONAL SERVICES - O	380.00
VENDOR TOTALS											
									3,080.00	YTD PAID	380.00
									480200	PARKWAY REFORESTATION	105.00
									105.00	YTD PAID	105.00
									240205	HYDRANT METER DEPOSITS	500.00
									440510	METERED WATER REVENUE	-75.00
VENDOR TOTALS											
									425.00	YTD PAID	425.00
									520920	DU-COMM	243.20



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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
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VENDOR TOTALS			115.22	YTD INVOICED				115.22	YTD PAID
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291 EUCLID BEVERAGE, LTD	36104	09/27/12			204930	P	10/05/12	55730	530400
INVOICE:		2354701705							BEER AND WINE

VENDOR TOTALS			26,720.50	YTD INVOICED				27,559.60	YTD PAID
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6651 EXELON ENERGY COMPANY	36103	09/26/12			204931	P	10/05/12	21000	521190
INVOICE:		200211400260							STREET LIGHTING/ENERGY CO

VENDOR TOTALS			42,964.73	YTD INVOICED				56,331.08	YTD PAID
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6745 FARMER BROS CO	36107	09/19/12			204932	P	10/05/12	55730	530405
INVOICE:		56798342							BEVERAGES/RESALE

VENDOR TOTALS			1,817.35	YTD INVOICED				1,935.45	YTD PAID
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301 FEDERAL EXPRESS CORPORATION	36074	09/26/12			204933	P	10/05/12	122000	520900
INVOICE:		2-029-39709							POSTAGE & SHIPPING

VENDOR TOTALS			20.63	YTD INVOICED				51.57	YTD PAID
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311 THE TERRAMAR GROUP, INC	36106	09/25/12			204934	P	10/05/12	65000	530310
INVOICE:		56262							PARTS PURCHASED

VENDOR TOTALS			3,853.06	YTD INVOICED				3,853.06	YTD PAID
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6644 DANIEL FRICK	36105	09/06/12			204935	P	10/05/12	1000	480200
INVOICE:		100412							PARKWAY REFORESTATION

VENDOR TOTALS			55.00	YTD INVOICED				55.00	YTD PAID
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356 GLEN ELLYN VOLUNTEER FIRE CO.	328202	10/02/12			204936	P	10/05/12	135000	520150
INVOICE:		FY13-2							FIRE COMPANY CONTRIBUTION

VENDOR TOTALS			105,645.97	YTD INVOICED				105,645.97	YTD PAID
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4739 GORDON FOOD SERVICE, INC.	36110	09/26/12			204937	P	10/05/12	55730	530420
INVOICE:		139962180							FOOD/RESALE

VENDOR TOTALS			26,250.00	YTD INVOICED				26,250.00	YTD PAID
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INVOICE:		139962180			204937	P	10/05/12	55720	530105
INVOICE:		139962180							OPERATING SUPPLIES

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VENDOR NAME DOCUMENT INV DATE VOUCHER PO CHECK NO T CHK DATE GL ACCOUNT GL ACCOUNT DESCRIPTION

VENDOR TOTALS 26,469.04 YTD INVOICED 27,162.63 YTD PAID 937.76

929 W.W. GRAINGER INC  
36058 09/19/12 204938 P 10/05/12 65000 530310 PARTS PURCHASED 53.64  
INVOICE: 9930874210  
36108 09/18/12 204938 P 10/05/12 65000 530310 PARTS PURCHASED 31.07  
INVOICE: 9930427316  
36109 09/21/12 204938 P 10/05/12 65000 530310 PARTS PURCHASED -31.07  
INVOICE: 9933650914

VENDOR TOTALS 3,701.93 YTD INVOICED 3,909.77 YTD PAID 53.64

6405 HIGHLAND BAKING CO  
36111 09/27/12 204939 P 10/05/12 55730 530420 FOOD/RESALE 59.86  
INVOICE: 393683  
36112 09/29/12 204939 P 10/05/12 55730 530420 FOOD/RESALE 107.85  
INVOICE: 394863  
36113 09/26/12 204939 P 10/05/12 55730 530420 FOOD/RESALE 40.04  
INVOICE: 393287

VENDOR TOTALS 7,568.54 YTD INVOICED 7,685.39 YTD PAID 207.75

7918 INTELLIGENT FLOORING SYSTEMS, LLC  
36075 09/06/12 204940 P 10/05/12 143200 530105 OPERATING SUPPLIES 157.50  
INVOICE: 1050912

VENDOR TOTALS 157.50 YTD INVOICED 157.50 YTD PAID 157.50

444 INTERSTATE BATTERY SYS OF SW CHICAGO  
36059 09/25/12 204941 P 10/05/12 65000 530310 PARTS PURCHASED 677.70  
INVOICE: 33022069  
36060 09/24/12 204941 P 10/05/12 65000 530310 PARTS PURCHASED 225.90  
INVOICE: 33022041

VENDOR TOTALS 1,838.80 YTD INVOICED 1,838.80 YTD PAID 903.60

5573 J.G. UNIFORMS, INC.  
36072 08/30/12 204942 P 10/05/12 134000 530445 UNIFORMS 890.00  
INVOICE: 28442  
36073 09/06/12 204942 P 10/05/12 134000 530445 UNIFORMS 311.40  
INVOICE: 28484

VENDOR TOTALS 1,582.74 YTD INVOICED 1,582.74 YTD PAID 1,201.40

518 KIPP'S LAWNMOWER SALES/SERVICE  
36114 09/21/12 204943 P 10/05/12 65000 530310 PARTS PURCHASED 4.59  
INVOICE: 412524

VENDOR TOTALS 96.21 YTD INVOICED 96.21 YTD PAID 4.59



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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	YTD PAID	AMOUNT
36063	INVOICE: 117289	09/25/12			204948	P	10/05/12	65000	PARTS PURCHASED	530310	51.74
VENDOR TOTALS											6,289.33
7924 WILLIAM PARKES	INVOICE: 100412	09/06/12			204949	P	10/05/12	1000	PARKWAY REFORESTATION	480200	51.74
VENDOR TOTALS											105.00
7925 BRAD/ALICE PARMELEE	INVOICE: 100412	09/06/12			204950	P	10/05/12	1000	PARKWAY REFORESTATION	480200	105.00
VENDOR TOTALS											85.00
6552 PROVANTAGE CORPORATION	INVOICE: 6467146	09/24/12			204951	P	10/05/12	122000	COMPUTER EQUIPMENT/PROJEC	570110	152.37
36068	INVOICE: 6464843	09/21/12			204951	P	10/05/12	121200	OFFICE SUPPLIES	530100	53.53
36119	INVOICE: 6471399	09/27/12			204951	P	10/05/12	122000	OFFICE SUPPLIES	530100	65.10
36120	INVOICE: 6471377	09/27/12			204951	P	10/05/12	134000	OFFICE SUPPLIES	530100	99.04
VENDOR TOTALS											8,954.57
7933 HELENA REMIASZ	INVOICE: 36152	10/04/12			204952	P	10/05/12	540	ACCOUNTS REC - UTILITY BI	120210	370.04
36154	INVOICE: 36152	10/04/12			204952	P	10/05/12	500	ACCOUNTS REC - UTILITY BI	120210	10.08
VENDOR TOTALS											10.09
751 ALBUM FRAMES COM INC	INVOICE: 16592	09/12/12			204953	P	10/05/12	40000	CONSTRUCTION PROJECTS	580100	10.09
VENDOR TOTALS											1,659.00
762 ROSCOE COMPANY	INVOICE: 1214959	09/27/12			204954	P	10/05/12	143100	MAINTENANCE-BUILDING & GR	520970	390.00
36123	INVOICE: 1214959	09/27/12			204954	P	10/05/12	65000	LEASED EQUIPMENT	521125	390.00
VENDOR TOTALS											1,067.10
VENDOR TOTALS											1,164.29
VENDOR TOTALS											97.19

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	YTD	YTD PAID	YTD	YTD PAID
1518 ROSE PEST SOLUTIONS	36124	09/12/12			204955	P	10/05/12	143200	PROFESSIONAL SERVICES - O	521055		190.00	
	INVOICE:	1311902									380.00	190.00	
VENDOR TOTALS											380.00	190.00	
7926 JOHN SAMPSON	36126	09/06/12			204956	P	10/05/12	1000	PARKWAY REFORESTATION	480200		105.00	
	INVOICE:	100412										105.00	
VENDOR TOTALS												105.00	
7927 ERIC A SCHOETTLE	36127	09/06/12			204957	P	10/05/12	1000	PARKWAY REFORESTATION	480200		105.00	
	INVOICE:	100412										105.00	
VENDOR TOTALS												105.00	
3757 MARK/JILL SCHWETSCHENAU	36128	09/06/12			204958	P	10/05/12	1000	PARKWAY REFORESTATION	480200		105.00	
	INVOICE:	100412										105.00	
VENDOR TOTALS												105.00	
7930 GERALD SNOW	36151	10/01/12			204959	P	10/05/12	100	ESCROWS - DEVELOPER DEPOS	240100		1,000.00	
	INVOICE:	20121536										1,000.00	
VENDOR TOTALS												1,000.00	
1379 SOUTHERN WINE & SPIRITS OF ILLINOIS	36132	09/27/12			204960	P	10/05/12	55730	BEER AND WINE	530400		252.50	
	INVOICE:	8800617										252.50	
	INVOICE:	8800617			204960	P	10/05/12	55730	SPIRITS	530402		76.72	
VENDOR TOTALS												329.22	
4848 SPRINT SOLUTIONS, INC	36155	08/30/12			204961	P	10/05/12	134000	STATE DRUG FORFEITURE EXP	520933		124.16	
	INVOICE:	36155										124.16	
	INVOICE:	36156			204961	P	10/05/12	134000	STATE DRUG FORFEITURE EXP	520933		124.16	
	INVOICE:	36156										124.16	
	INVOICE:	36157			204961	P	10/05/12	134000	STATE DRUG FORFEITURE EXP	520933		124.48	
	INVOICE:	36157										124.48	
VENDOR TOTALS												372.80	
806 STANDARD EQUIPMENT COMPANY	36129	09/25/12			204962	P	10/05/12	65000	PARTS PURCHASED	530310		49.77	
	INVOICE:	C78100										49.77	

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VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	AMOUNT	
36130	INVOICE: C77992	09/25/12			204962	P	10/05/12	530310	PARTS PURCHASED	54.61	
VENDOR TOTALS											
									4,451.75 YTD INVOICED	5,965.18 YTD PAID	104.38
2687	STAPLES CONTRACT & COMMERCIAL, INC.										
36065	INVOICE: 114640308	09/07/12			204963	P	10/05/12	530100	OFFICE SUPPLIES	38.53	
36065	INVOICE: 114640308	09/07/12			204963	P	10/05/12	530100	OFFICE SUPPLIES	6.34	
36134	INVOICE: 114700777	09/14/12			204963	P	10/05/12	530100	OFFICE SUPPLIES	12.54	
36134	INVOICE: 114700777	09/14/12			204963	P	10/05/12	530100	OFFICE SUPPLIES	12.53	
36134	INVOICE: 114700777	09/14/12			204963	P	10/05/12	530100	OFFICE SUPPLIES	12.53	
36135	INVOICE: 114721440	09/17/12			204963	P	10/05/12	530100	OFFICE SUPPLIES	12.53	
36136	INVOICE: 114640686	09/07/12			204963	P	10/05/12	530100	OFFICE SUPPLIES	-11.14	
VENDOR TOTALS											
									1,299.81 YTD INVOICED	1,434.35 YTD PAID	95.00
5018	SUBURBAN LABORATORIES, INC.										
36064	INVOICE: 21284	09/14/12			204964	P	10/05/12	50100	PROFESSIONAL SERVICES - O	40.00	
VENDOR TOTALS											
									1,945.50 YTD INVOICED	2,107.00 YTD PAID	40.00
835	SUPERIOR BEVERAGE CO.										
36133	INVOICE: 523801	09/27/12			204965	P	10/05/12	55730	BEER AND WINE	347.10	
VENDOR TOTALS											
									6,331.90 YTD INVOICED	6,331.90 YTD PAID	347.10
5758	SWAHM										
724742	INVOICE: SWAHM-46	10/02/12			10379	W	10/05/12	60000	INSURANCE-HOSPITAL, GROUP	184,491.21	
VENDOR TOTALS											
									932,022.21 YTD INVOICED	1,115,545.47 YTD PAID	184,491.21
844	SYSCO FOOD SERV - CHICAGO, INC										
36131	INVOICE: 209261773	09/26/12			204966	P	10/05/12	55730	BEVERAGES/RESALE	28.52	
36131	INVOICE: 209261773	09/26/12			204966	P	10/05/12	55720	OPERATING SUPPLIES	112.75	
36131	INVOICE: 209261773	09/26/12			204966	P	10/05/12	55730	DRY GOODS	181.54	
36131	INVOICE: 209261773	09/26/12			204966	P	10/05/12	55730	FOOD/RESALE	2,105.06	



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VILLAGE OF GLEN ELLYN  
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WARRANT: 1012-1

TO FISCAL 2013/06 05/01/2012 TO 04/30/2013

VENDOR NAME

DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	AMOUNT
36142	10/02/12			204972	P	10/05/12	65000	VEHICLES	150.00
INVOICE:	100412-2								
36143	10/02/12			204972	P	10/05/12	65000	VEHICLES	150.00
INVOICE:	100412-3								
36144	10/02/12			204972	P	10/05/12	65000	VEHICLES	150.00
INVOICE:	100412-4								
VENDOR TOTALS									750.00
6568	WIRTZ BEVERAGE ILLINOIS LLC								750.00
36146	09/27/12			204973	P	10/05/12	55730	SPIRITS	282.70
INVOICE:	1010617482								
VENDOR TOTALS									2,044.48
YTD INVOICED									2,044.48
YTD PAID									282.70

REPORT TOTALS

COUNT	AMOUNT
74	191,048.04
6	465,042.03

TOTAL PRINTED CHECKS  
TOTAL WIRE TRANSFERS

656,090.07



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VILLAGE OF GLEN ELLYN  
PAID WARRANT REPORT

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WARRANT: 1012-2

TO FISCAL 2013/06 05/01/2012 TO 04/30/2013

VENDOR NAME

DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	YTD PAID	YTD INVOICED
-----										
VENDOR TOTALS				341.49				341.49	YTD PAID	341.49
5034 AZAVAR AUDIT SOLUTIONS, INC.										
36263	10/01/12			204981	P	10/12/12	40000	521055	PROFESSIONAL SERVICES - O	98.64
INVOICE: 9063										
VENDOR TOTALS				3,299.79				3,299.79	YTD PAID	98.64
5401 SCOTT/COLLETTA BALL										
36170	09/06/12			204982	P	10/12/12	1000	480200	PARKWAY REFORESTATION	105.00
INVOICE: 100912										
VENDOR TOTALS				105.00				105.00	YTD PAID	105.00
7945 BATOR CONSTRUCTION, INC										
36264	10/11/12			204983	P	10/12/12	100	240100	ESCROWS - DEVELOPER DEPOS	8,500.45
INVOICE: 20120034										
VENDOR TOTALS				8,500.45				8,500.45	YTD PAID	8,500.45
4683 RICHARD/SHARON BAUN										
36168	10/04/12			204984	P	10/12/12	500	240200	UTILITY SERVICE DEPOSITS	50.00
INVOICE: MR100912										
VENDOR TOTALS				50.00				50.00	YTD PAID	50.00
1084 MARCIA BERTSCH										
36171	10/09/12			204985	P	10/12/12	143200	530445	UNIFORMS	85.79
INVOICE: ER100912										
36171	10/09/12			204985	P	10/12/12	50100	530445	UNIFORMS	64.34
INVOICE: ER100912										
36171	10/09/12			204985	P	10/12/12	50200	530445	UNIFORMS	64.34
INVOICE: ER100912										
VENDOR TOTALS				214.47				214.47	YTD PAID	214.47
74 B & F TECHNICAL CODE SERVICES, INC.										
36172	10/01/12			204986	P	10/12/12	126000	521048	BUILDING REVIEWS	1,369.37
INVOICE: 35751										
VENDOR TOTALS				18,269.33				19,275.08	YTD PAID	1,369.37
7939 JAMES E BOWER										
36169	10/04/12			204987	P	10/12/12	500	240200	UTILITY SERVICE DEPOSITS	50.00
INVOICE: MR100912										
VENDOR TOTALS				50.00				50.00	YTD PAID	50.00
673 PAHCS II										
36268	10/01/12			204988	P	10/12/12	134000	520615	RECRUITING AND TESTING	343.00



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VILLAGE OF GLEN ELLYN  
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WARRANT: 1012-2

TO FISCAL 2013/06 05/01/2012 TO 04/30/2013

VENDOR NAME DOCUMENT INV DATE VOUCHER PO CHECK NO T CHK DATE GL ACCOUNT GL ACCOUNT DESCRIPTION

VENDOR TOTALS 92.77 YTD INVOICED 92.77 YTD PAID

3942 VICTORIA COVEY 36179 09/18/12 204995 P 10/12/12 55730 530420 FOOD/RESALE 92.77

INVOICE: 120918 3,116.00 YTD INVOICED 3,116.00 YTD PAID 612.00

1636 JAMES L DAMRON 36180 10/04/12 204996 P 10/12/12 500 240200 UTILITY SERVICE DEPOSITS 612.00

INVOICE: MR100912 50.00 YTD INVOICED 50.00 YTD PAID 50.00

232 DON'S AUTO ADE, INC 36181 10/03/12 204997 P 10/12/12 65000 521180 REPAIRS-CONTRACTUAL/LABOR 50.00

INVOICE: 81,356 659.00 YTD INVOICED 659.00 YTD PAID 89.00

249 DUPAGE COUNTY 36182 10/02/12 204998 P 10/12/12 100 240100 ESCROWS - DEVELOPER DEPOS 89.00

INVOICE: 201210020247 204998 P 10/12/12 121100 PROFESSIONAL SERVICES - O 46.00

INVOICE: 201208210249 1,066.00 YTD INVOICED 1,066.00 YTD PAID 30.00

291 EUCLID BEVERAGE, LTD 36184 10/03/12 204999 P 10/12/12 55730 530400 BEER AND WINE 76.00

INVOICE: 1108606701 26,720.50 YTD INVOICED 27,559.60 YTD PAID 635.60

311 THE TERRAMAR GROUP, INC 36185 09/25/12 205000 P 10/12/12 65000 530310 PARTS PURCHASED 635.60

INVOICE: 56256 530310 PARTS PURCHASED 86.21

INVOICE: 56267 530310 PARTS PURCHASED 80.76

INVOICE: 56264 530310 PARTS PURCHASED 19.68

VENDOR TOTALS 3,853.06 YTD INVOICED 3,853.06 YTD PAID 186.65

356 GLEN ELLYN VOLUNTEER FIRE CO. 36190 10/09/12 205001 P 10/12/12 100 250350 DONATIONS DUE TO FIRE COM 7,244.22

INVOICE: SEPT-2012 205001 P 10/12/12 135000 521055 PROFESSIONAL SERVICES - O 6,240.00

INVOICE: 100512

WARRANT: 1012-2

TO FISCAL 2013/06 05/01/2012 TO 04/30/2013

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	YTD PAID	YTD INVOICED
<b>VENDOR TOTALS</b>											
								105,645.97		105,645.97	
4739 GORDON FOOD SERVICE, INC.	36192	10/03/12			205002	P	10/12/12	55730	DRY GOODS	530410	530410
INVOICE:	140049114										59.96
36192	10/03/12				205002	P	10/12/12	55730	FOOD/RESALE	530420	530420
INVOICE:	140049114										568.24
<b>VENDOR TOTALS</b>											
								27,162.63		27,162.63	
929 W.W. GRAINGER INC	36189	09/21/12			205003	P	10/12/12	50200	MAINTENANCE-SANITARY SEWE	521010	521010
INVOICE:	9932979587										197.33
<b>VENDOR TOTALS</b>											
								3,909.77		3,909.77	
7941 GTC GLEN ELLYN RETAIL 1, LLC	36188	10/04/12			205004	P	10/12/12	500	UTILITY SERVICE DEPOSITTS	240200	240200
INVOICE:	MR100912										100.00
<b>VENDOR TOTALS</b>											
								100.00		100.00	
2030 HBK WATER METER SERVICE, INC.	36195	09/06/12			205005	P	10/12/12	50100	MAINTENANCE-WATER METERS	521015	521015
INVOICE:	12-404										100.80
<b>VENDOR TOTALS</b>											
								313.62		313.62	
4547 HD SUPPLY WATERWORKS, LTD.	36196	09/11/12			205006	P	10/12/12	50100	MAINTENANCE-HYDRANTS	521020	521020
INVOICE:	5417357										130.00
36197	09/27/12				205006	P	10/12/12	50100	MAINTENANCE-HYDRANTS	521020	521020
INVOICE:	5456104										112.00
36198	07/11/12				205006	P	10/12/12	50100	MAINTENANCE-OTHER	521050	521050
INVOICE:	5078443										584.12
36199	08/21/12				205006	P	10/12/12	50200	MAINTENANCE-SANITARY SEWE	521010	521010
INVOICE:	5309334										89.60
36199	08/21/12				205006	P	10/12/12	50100	MAINTENANCE-EQUIPMENT	520975	520975
INVOICE:	5309334										49.79
36200	08/20/12				205006	P	10/12/12	50100	MAINTENANCE-VALVES	521025	521025
INVOICE:	5283951										52.64
36201	07/11/12				205006	P	10/12/12	50100	MAINTENANCE-OTHER	521050	521050
INVOICE:	5081955										501.80
<b>VENDOR TOTALS</b>											
								10,946.98		10,946.98	
7942 TRISTE HEINTZ	36194	09/06/12			205007	P	10/12/12	1000	PARKWAY REFORESTATION	480200	480200
INVOICE:	100912										105.00
<b>VENDOR TOTALS</b>											
								1,519.95		1,519.95	

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VILLAGE OF GLEN ELLYN  
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WARRANT: 1012-2

TO FISCAL 2013/06 05/01/2012 TO 04/30/2013

VENDOR NAME

DOCUMENT      INV DATE      VOUCHER      PO      CHECK NO      T      CHK DATE      GL ACCOUNT      GL ACCOUNT DESCRIPTION

VENDOR TOTALS		105.00	YTD	INVOICED	105.00	YTD	PAID
6405	HIGHLAND BAKING CO						105.00
36206	10/06/12						
	INVOICE: 398053	205008	P	10/12/12	55730	530420	530420
36207	10/02/12						
	INVOICE: 396031	205008	P	10/12/12	55730	530420	530420
36208	09/22/12						
	INVOICE: 391683	205008	P	10/12/12	55730	530420	530420
36209	09/24/12						
	INVOICE: 392324	205008	P	10/12/12	55730	530420	530420
36210	09/25/12						
	INVOICE: 392653	205008	P	10/12/12	55730	530420	530420
36211	10/01/12						
	INVOICE: 395551	205008	P	10/12/12	55730	530420	530420
36212	10/05/12						
	INVOICE: 397453	205008	P	10/12/12	55730	530420	530420

VENDOR TOTALS		7,568.54	YTD	INVOICED	7,685.39	YTD	PAID
1299	HODGES, LOIZZI, EISENHAMMER,						
36273	08/31/12						
	INVOICE: 23677	205009	P	10/12/12	121200	520700	520700

VENDOR TOTALS		3,491.64	YTD	INVOICED	5,490.27	YTD	PAID
389	HOLSTEIN'S GARAGE						
36272	09/30/12						
	INVOICE: 4331	205010	P	10/12/12	65000	521180	521180

VENDOR TOTALS		1,070.00	YTD	INVOICED	1,128.00	YTD	PAID
7819	HOUSEAL LAVIGNE ASSOCIATES, LLC						
36271	10/01/12						
	INVOICE: 2090	20130034	P	10/12/12	126000	521055	521055

VENDOR TOTALS		5,740.00	YTD	INVOICED	5,740.00	YTD	PAID
7211	HOY LANDSCAPING, INC						
36193	10/05/12						
	INVOICE: 20120964	205012	P	10/12/12	100	240100	240100

VENDOR TOTALS		3,000.00	YTD	INVOICED	3,000.00	YTD	PAID
2407	STACI HULSEBERG						
36204	10/01/12						
	INVOICE: ER100912	205013	P	10/12/12	126000	520625	520625
36205	09/21/12						
	INVOICE: ER100912-1	205013	P	10/12/12	126000	520625	520625

VENDOR TOTALS		3,000.00	YTD	INVOICED	3,000.00	YTD	PAID
2407	STACI HULSEBERG						
36204	10/01/12						
	INVOICE: ER100912	205013	P	10/12/12	126000	520625	520625
36205	09/21/12						
	INVOICE: ER100912-1	205013	P	10/12/12	126000	520625	520625





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VILLAGE OF GLEN ELLYN  
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WARRANT: 1012-2

TO FISCAL 2013/06 05/01/2012 TO 04/30/2013

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
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VENDOR TOTALS	1,000.00	YTD INVOICED	1,000.00	YTD PAID					
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590 MEADE ELECTRIC COMPANY, INC.	36226	09/28/12			205028	P	10/12/12	143200	521040	MAINTENANCE-TRAFFIC SIGNA	3,825.00
INVOICE:	656512										

VENDOR TOTALS	8,275.47	YTD INVOICED	10,588.87	YTD PAID							3,825.00
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4616 GARY MOST	36222	10/04/12			205029	P	10/12/12	500	240200	UTILITY SERVICE DEPOSITS	150.00
INVOICE:	MR100912										

VENDOR TOTALS	150.00	YTD INVOICED	150.00	YTD PAID							150.00
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7846 NATIONAL DECORATING SERVICE, INC	36282	09/24/12			205030	P	10/12/12	40000	580100	CONSTRUCTION PROJECTS	49,019.91
INVOICE:	70503.00										

VENDOR TOTALS	49,019.91	YTD INVOICED	49,019.91	YTD PAID							49,019.91
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6044 TRI-TECH FORENSICS INC	36228	09/17/12			205031	P	10/12/12	134000	530105	OPERATING SUPPLIES	160.64
INVOICE:	83370										

VENDOR TOTALS	160.64	YTD INVOICED	160.64	YTD PAID							160.64
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643 NEENAH FOUNDRY COMPANY	36227	09/18/12			205032	P	10/12/12	50200	521005	MAINTENANCE-STORM SEWERS	1,948.00
INVOICE:	762276										

VENDOR TOTALS	2,203.00	YTD INVOICED	2,203.00	YTD PAID							1,948.00
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6649 NORBERT J POINTNER	36236	10/02/12			205033	P	10/12/12	100	240100	ESCROWS - DEVELOPER DEPOS	962.50
INVOICE:	2018.8										

VENDOR TOTALS	2,712.50	YTD INVOICED	2,712.50	YTD PAID							962.50
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738 RAY O'HERRON CO. INC.	36237	09/24/12			205034	P	10/12/12	134000	530445	UNIFORMS	445.55
INVOICE:	59753-IN										

VENDOR TOTALS	530445	YTD INVOICED	530445	YTD PAID							445.55
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36238	INVOICE:	59521-IN			205034	P	10/12/12	134000	530445	UNIFORMS	625.00
36239	INVOICE:	59711-IN			205034	P	10/12/12	134000	530445	UNIFORMS	625.00
36240	INVOICE:	59352-IN			205034	P	10/12/12	134000	530445	UNIFORMS	52.00
36241	INVOICE:	59520-IN			205034	P	10/12/12	134000	530445	UNIFORMS	40.95

VENDOR TOTALS	530445	YTD INVOICED	530445	YTD PAID							52.00
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VILLAGE OF GLEN ELLYN  
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WARRANT: 1012-2

TO FISCAL 2013/06 05/01/2012 TO 04/30/2013

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	YTD PAID	YTD PAID
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VENDOR TOTALS											321.40	YTD PAID	321.40	YTD PAID	205.36
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5040	GEORGE SCIGOUSKY										
	36245	10/04/12			205056	P	10/12/12	500	240200	UTILITY SERVICE DEPOSITS	100.00
	INVOICE: MR100912										

VENDOR TOTALS											100.00	YTD PAID	100.00	YTD PAID	100.00
7950	DONNA SKIBBE														
	36298	10/10/12			205057	P	10/12/12	1000	420400	BUILDING PERMITS	60.00				
	INVOICE: MR101112														

VENDOR TOTALS											60.00	YTD INVOICED	60.00	YTD PAID	60.00
2687	STAPLES CONTRACT & COMMERCIAL, INC.														
	36250	09/07/12			205058	P	10/12/12	143100	530100	OFFICE SUPPLIES	19.99				
	INVOICE: 114640350														
	36251	09/17/12			205058	P	10/12/12	143100	530100	OFFICE SUPPLIES	-11.88				
	INVOICE: 114721441														

VENDOR TOTALS											1,299.81	YTD INVOICED	1,434.35	YTD PAID	8.11
4590	STEVE PIPER & SONS, INC.														
	36292	09/07/12			20130013				521095	TREE REMOVAL	11,804.15				
	INVOICE: 137764														
	36293	09/07/12			205059	P	10/12/12	40000	580160	STREET IMPROVEMENTS	325.00				
	INVOICE: 137764-1														

VENDOR TOTALS											72,166.12	YTD INVOICED	119,869.62	YTD PAID	12,129.15
7951	NORBERT STEVENS														
	36302	10/05/12			205060	P	10/12/12	1000	420100	VEHICLE LICENSES	15.00				
	INVOICE: VR101112														

VENDOR TOTALS											15.00	YTD INVOICED	15.00	YTD PAID	15.00
7600	STUEVER & SONS, INC														
	36254	10/04/12			205061	P	10/12/12	55730	530400	BEER AND WINE	27.00				
	INVOICE: 7800														

VENDOR TOTALS											324.00	YTD INVOICED	324.00	YTD PAID	27.00
835	SUPERIOR BEVERAGE CO.														
	36255	10/04/12			205062	P	10/12/12	55730	530400	BEER AND WINE	255.05				
	INVOICE: 523849														

VENDOR TOTALS											6,331.90	YTD INVOICED	6,331.90	YTD PAID	255.05
844	SYSCO FOOD SERV - CHICAGO, INC														
	36252	10/03/12			205063	P	10/12/12	55730	530405	BEVERAGES/RESALE	13.23				



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WARRANT: 1012-2

TO FISCAL 2013/06 05/01/2012 TO 04/30/2013

VENDOR NAME DOCUMENT INV DATE VOUCHER PO CHECK NO T CHK DATE GL ACCOUNT GL ACCOUNT DESCRIPTION

VENDOR TOTALS 5,327.42 YTD INVOICED 6,093.37 YTD PAID 1,268.99

975 ZIEBELL WATER SERVICE PRODUCTS INC 09/25/12 205069 P 10/12/12 50100 520975 MAINTENANCE-EQUIPMENT  
INVOICE: 217852-000

VENDOR TOTALS 3,377.65 YTD INVOICED 3,377.65 YTD PAID 90.00

6906 ZIMMERMAN FORD LINCOLN MERCURY, INC 09/27/12 205070 P 10/12/12 65000 530310 PARTS PURCHASED  
INVOICE: 45266

VENDOR TOTALS 58,023.36 YTD INVOICED 58,023.36 YTD PAID 75.56

REPORT TOTALS 293,873.79

COUNT	AMOUNT
97	293,353.34
1	520.45

\*\* END OF REPORT - Generated by Mary Romanelli \*\*

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MEMORANDUM

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**TO:** Mark Franz, Village Manager *MF*

**FROM:** Danamarie Izzo – Assistant to the Village Manager - HR *D.I.*  
Patti Underhill – Acting Village Clerk

**DATE:** October 12, 2012

**RE:** Amendment to Liquor Code – Extended Hours

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**Background**

While reviewing a recent request, the Local Liquor Control Commission discussed Chapter 19 of Title 3, Section 23 (Hours of Sale) Subsection (D) Extended Hours. The current code states a liquor license holder may request (in writing) to “extend their liquor license hours” three (3) days per calendar year. Liquor license sale hours are based upon liquor license classification, and therefore vary classification to classification. In the past, we have had requests for extending the hours to open earlier, but no requests to extend hours past current sale hours. All of these requests involved the retail sales of alcohol and not consumption of liquor on the premises.

In order to clarify the original intent of the code, staff recommends an amendment to the liquor code to prohibit extension of hours in the evening. This amendment will continue to permit the liquor license holders to request (in writing) an extension of their hours for three (3) calendar days per year for earlier in the day. A proposed ordinance clarifying the liquor code is attached for Village Board consideration at the October 22 Meeting.

**Action Requested**

Approve the Ordinance to amend this section of the Village Code

**Recommendation**

Approve the Ordinance to amend this section of the Village Code

**Attachments**

- Ordinance
- Relevant Sections of Village Code related to hours of sale

Ordinance No. \_\_\_\_\_ - VC

**An Ordinance to Amend the Liquor Control Code  
Chapter 19 of Title 3, Section 23  
(Hours of Sale) Subsection (D) Extended Hours**

**Whereas**, pursuant to Section 5/4-1 of Chapter 235 of the Illinois Compiled Statutes 2002, the Village of Glen Ellyn has the statutory authority by general ordinance to determine the kinds and classifications of liquor licenses to be issued for the sale of alcoholic liquor at retail in the Village as well as the number of permitted licenses within each classification; and

**Whereas**, the President and Board of Trustees of the Village of Glen Ellyn deem it to be in the best interest of the Village to periodically review and update the liquor control ordinance of the Village as well as to, when appropriate, change the number of permitted liquor licenses in various classifications; and

**Whereas**, the President and Board of Trustees have determined that it is in the best interest of the Village to allow the Local Liquor Commissioner the ability to grant requests of local liquor license holders to extend their hours earlier in the day for three (3) days per calendar year. A written request would be submitted to the Local Liquor Commissioner thirty (30) days prior to the dates for which permission is sought.

**Now, therefore be it ordained by the President and Board of Trustees of the Village of Glen Ellyn**, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

**Section One:** The findings of fact and conclusions set forth hereinabove are hereby adopted by the President and Board of Trustees as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

**Section Two:** Chapter 19 of Title 3, Section 23 of the Glen Ellyn Village Code (Liquor Control Code) Subsection (D) is hereby amended as follows:

(D) Any licensee holding a liquor license may request to extend their liquor license hours earlier in the day for three (3) days per calendar year. A written request shall be submitted to the Local Liquor Commissioner thirty (30) days prior to the dates for which permission is sought. The Local Liquor Commissioner shall place any condition, restriction and limitation on said extension as deemed necessary.

The Local Liquor Commissioner, in determining whether to grant the extension, may consider difficulties that have occurred with prior requested extensions either at the location of the requested licensee or elsewhere, other events taking place in the community, the availability of public safety officials at that date or time, and other factors which shall impact upon the public health, safety and welfare. Where an extension is granted, the local liquor commissioner may place conditions, restrictions and limitations on such extension which must be complied with by an applicant that wishes to take advantage of the proposed extension being granted.

**Section Three:** This Ordinance shall be in full force and effect following its passage, approval, and publication in pamphlet form.

**Passed** by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_.

**Ayes:**

**Nays:**

**Absent:**

**Approved** by the Village President of the Village of Glen Ellyn, Illinois, this

\_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Village President of the Village  
of Glen Ellyn, Illinois

**Attest:**

\_\_\_\_\_  
Acting Village Clerk of the Village  
of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the \_\_\_\_\_ day of \_\_\_\_\_)

**Village of Glen Ellyn**

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**Ordinance No. \_\_\_\_\_ -VC**

**An Ordinance to Amend the Liquor Control Code  
Chapter 19 of Title 3, Section 23  
(Hours of Sale) Subsection (D) Extended Hours**

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Adopted by the  
President and the Board of Trustees  
Of the Village of Glen Ellyn  
DuPage County, Illinois  
this \_\_\_\_\_ day of \_\_\_\_\_

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Published in pamphlet form by the authority  
of the President and Board of Trustees of the  
Village of Glen Ellyn, DuPage County,  
Illinois, this \_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

### 3-19-23: HOURS OF SALE:

(A) No person holding a class A, class B, class E or class F license issued pursuant to this chapter shall sell or permit to be sold, offered for sale, given away or delivered any alcoholic liquors between the hours of one o'clock (1:00) A.M. and seven o'clock (7:00) A.M., except no such sales shall be made between two o'clock (2:00) A.M. and seven o'clock (7:00) A.M. on Saturdays, and no such sales shall be made between two o'clock (2:00) A.M. and twelve o'clock (12:00) noon on Sundays. All patrons and customers shall leave the premises not later than fifteen (15) minutes following the closing hours herein established, except that on New Year's Eve in any given year sales provided for this chapter by class A, class B, class E or class F license holders may be made to three o'clock (3:00) A.M. (Ord. 2767, 5-10-1982)

(B) No person holding a class C or class D license issued pursuant to this chapter shall sell or permit to be sold, offered for sale, given away or delivered any alcoholic liquor, except between the hours of nine o'clock (9:00) A.M. and twelve o'clock (12:00) midnight, Monday through Saturday, or except between the hours of ten o'clock (10:00) A.M. and twelve o'clock (12:00) midnight on Sunday. All patrons and customers shall leave the premises of the holders of class C or D license not later than fifteen (15) minutes following the hours of sale herein specified. (Ord. 5727, 12-15-2008)

(C) In the case of restaurants, hotels, motels, bowling alleys and licensees selling packaged liquors, where the sale of alcoholic liquors is conducted on premises which are utilized primarily for other retail sales activities, such establishments may be kept open for business after the hours of sale set forth herein, but no alcoholic liquors may be sold, offered for sale, given away, delivered or consumed after said closing hours, and no person shall be permitted to remain in or upon that portion of the premises used during opening hours for the dispensation of alcoholic liquors. (Ord. 2767, 5-10-1982)

\* (D) Any licensee holding a liquor license may request to extend their liquor license hours three (3) days per calendar year. A written request shall be submitted to the local liquor commissioner thirty (30) days prior to the dates for which permission is sought. The local liquor commissioner shall place any condition, restriction and limitation on said extension as deemed necessary.

The local liquor commissioner, in determining whether to grant the extension, may consider difficulties that have occurred with prior requested extensions either at the location of the requested licensee or elsewhere, other events taking place in the community, the availability of public safety officials at that date or time, and other factors which shall impact upon the public health, safety and welfare. Where an extension is granted, the local liquor commissioner may place conditions, restrictions and limitations on such extension which must be complied with by an applicant that wishes to take advantage of the proposed extension being granted. (Ord. 5519, 11-13-2006)

basic license. The issuance of class B-5 licenses may be discontinued by action of the village board after October 30, 2013. (Ord. 5951, 7-25-2011; amd. Ord. 6018, 4-9-2012)

Class B-6 license shall authorize the serving, on the specified premises, of alcoholic liquor during cooking classes, demonstrations or hands on events at a privately owned retail business that also offers fine cookware, professional kitchen tools, tablewares, specialty foods and one of a kind items.

1. The serving is for consumption on the specified premises only.
2. For wine the serving shall be limited to three (3) individual glasses of wine limited to three (3) 5-ounce pours, for beer the serving shall be limited to three (3) individual glasses of beer limited to three (3) 12-ounce pours and for alcoholic liquor the serving shall be limited to three (3) 1.5-ounce pours per person during the permitted hours during any one calendar day.
3. No person holding a class B-6 license pursuant to this chapter shall sell or permit to be sold, offered for sale, given away, or delivered, any alcoholic liquor except between the hours of eleven o'clock (11:00) A.M. and ten o'clock (10:00) P.M. Monday through Saturday and twelve o'clock (12:00) noon and five o'clock (5:00) P.M. on Sunday. (Ord. 5958, 9-12-2011)

Class B-7 license shall authorize the sale of alcoholic liquor for consumption on the premises of a public golf course. The premises shall include the clubhouse dining areas, restaurant, patios, and any temporary tents erected where food is served. The class B-7 public golf course liquor license shall also authorize the sale of alcoholic liquor from one or more carts and a "halfway house" all for consumption on the specified premises. No licensee shall permit any patron to possess alcoholic liquor on the specified premises which was not acquired from the licensee. The permitted hours of sale shall be the same hours as the class B liquor licenses except Sundays, alcoholic liquor may be sold between the hours of eight o'clock (8:00) A.M. and one o'clock (1:00) A.M. (Ord. 6029, 5-14-2012)

#### (C) Class C:

Class C-1 license shall authorize the retail sale, on the specified premises, of alcoholic liquor in its original package as a principal business, or as an adjunct to another retail business, where more than three hundred (300) square feet of floor area is devoted to the storage, display and sale of alcoholic liquor. A class C-1 license does not authorize the sale of alcoholic liquor for consumption on the premises where sold. Retail floor area devoted to the sale of alcoholic liquor includes the gross area devoted to the storage, display, customer access and sales area used for the sale of alcoholic liquor.

Class C-2 license shall authorize the retail sale, on the specified premises, of alcoholic liquor in its original package as an adjunct to another principal retail business, where no more than three hundred (300) square feet of retail floor area is devoted to the sale of alcoholic liquor. A class C-2 license does not authorize the sale of alcoholic liquor for consumption on the premises where sold. Retail floor area devoted to the sale of alcoholic liquor includes the gross area devoted to the storage, display, customer access and sales area used for the sale of alcoholic liquor. (Ord. 3085, 2-25-1985)

Class C-3 license shall authorize the retail sale, on the specified premises, of alcoholic liquor in its original package, along with the sale of other items associated with the storage, use and consumption of alcoholic liquor, where more than three hundred (300) square feet of floor area is devoted to the storage, display and sale of alcoholic liquor and where at least seventy percent (70%) of the sales on the premises are derived from the sale of wine. A class C-3 license does not authorize the sale of alcoholic liquor for the consumption on the premises where sold. Retail floor area devoted to the sale of alcoholic liquor includes the gross area devoted to the storage, display, customer access and sale area used for the sale of alcoholic liquor. (Ord. 5880, 7-26-2010)

(D) Class D:

Class D-1 license shall authorize the retail sale, on the specified premises, of beer, ale or wine in its original package, but not for consumption on the premises where sold, as an adjunct to another principal retail business and where no more than ten (10) square feet is devoted to the display and sale of alcoholic liquor. (Ord. 5140, 3-10-2003, eff. 4-1-2003)

Class D-2 license shall authorize the retail sale, on the specified premises, of beer, ale or wine in its original package, but not for consumption on the premises where sold, as an adjunct to another principal retail business and where more than ten (10) square feet but less than one hundred (100) square feet is devoted to the display and sale of alcoholic liquor. (Ord. 5140, 3-10-2003, eff. 4-1-2003; amd. Ord. 5850, 2-22-2010)

Class D-3 license shall authorize the retail sale, on the specified premises, of beer, ale or wine in its original package, but not for consumption on the premises where sold, as an adjunct to a gasoline station which also offers a convenience food store facility which itself has an area of not less than three thousand (3,000) square feet. Where such a license is issued, no alcoholic liquor shall be placed on display for sale within fifteen feet (15') of any exterior door generally used by customers. The area where liquor is displayed shall be principally visible from the station of any cashier, and any such area in a "blind spot" shall be visible through the use of a mirror, which shall be installed permitting cashiers at all times to observe any area where alcoholic liquor is made available for purchase. No exterior sign or window sign shall indicate that alcoholic liquor is available for purchase, and a cashier of at least twenty one (21) years of age must be positioned at all times at the station of any cashier where alcoholic liquor is available for sale. (Ord. 4938, 4-23-2001)

Class D-4 license shall authorize the retail sale, on the specified premises of beer, ale or wine in its original package, but not for consumption on the premises where sold, between the hours of eight o'clock (8:00) A.M. and twelve o'clock (12:00) midnight, Monday through Saturday; and as an adjunct to another principal retail business, where more than five hundred (500) square feet, but less than one thousand five hundred (1,500) square feet, is devoted to the display and sale of alcoholic liquor. (Ord. 5850, 2-22-2010)

(E) Class E:

Class E license shall authorize the retail sale of alcoholic liquor on the specified premises within a building and immediate adjacent open space and for consumption only in the

3. No window or any other signage visible from the outside of the business shall be permitted on the specified premises or surrounding property that indicates that alcoholic liquor is available for retail sale at the specified premises, provided, however, that the business identification signage may contain the word "bar", and provided further that the word "bar" is only used as part of the business name.
4. No person holding a class M license issued pursuant to this chapter shall sell or permit to be sold, offered for sale, given away, or delivered any alcoholic liquor except between the hours of eleven o'clock (11:00) A.M. and nine o'clock (9:00) P.M. Monday through Saturday. (Ord. 5583, 6-25-2007)

(N) Class N: Class N license shall authorize the retail sale of glasses of wine and the retail sale of tasting of wine for consumption on the specified premises, as an adjunct to a principal retail business. The issuance of a class N license shall be expressly subject to the following conditions:

1. The retail sale of wine shall be limited to two (2) glasses or one tasting per customer or patron on the premises, and no such customer or patron shall be served more than two (2) glasses or one tasting of wine during the permitted hours of retail sale of alcoholic liquor during any one calendar day.
2. Individual glasses shall be limited to two (2) 5-ounce pours only.
3. One tasting shall be limited to five (5) individual, two (2) ounce pours only.
4. Crackers and/or bread shall be offered in conjunction with wine service.
5. No window or any other signage visible from the outside of the business shall be permitted on the specified premises or surrounding property that indicates that alcoholic liquor is available for retail sale and service by the glass or for the retail sale and service of winetasting at the specified premises.
6. No person holding a class N license issued pursuant to this chapter shall sell or permit to be sold, offered for sale, given away, or delivered, any alcoholic liquor except between the hours of eleven o'clock (11:00) A.M. and nine o'clock (9:00) P.M. Monday through Saturday. (Ord. 5749, 4-27-2009)

(O) Class O: Class O license shall authorize the retail sale of alcoholic liquor but only for consumption on the premises where sold on the campus of a public community college at specific locations and only in conjunction with theatrical performances where the majority of the cast is not composed of college students and is over the age of twenty one (21). The license shall also allow the above specified sale at a series of special events produced under the auspices of the college in addition to the theatrical productions. There shall be no more than eighty five (85) special events in a calendar year. The retail sale is allowed to take place one hour prior to the theatrical performances and during intermissions. At special events, the sale may take place before and during the special event. No service shall take place after the special event or the theatrical performance. The service shall be made from mobile carts, which shall only be utilized during the period of time that the sale

A-6D

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MEMORANDUM

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**TO:** Mark Franz, Village Manager

**FROM:** Kristen Schrader, Assistant to the Village Manager – ADM *KS*  
Michael Strong, Administrative Intern

**DATE:** October 16, 2012

**RE:** Downtown National Register Historic District – Consultant Selection

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**Background.**

In December of 2011, the Village was awarded an \$8,500 Certified Local Government (CLG) Grant from the Illinois Historic Preservation Agency (IHPA) for a consultant to conduct a National Register of Historic Places Nomination for a portion of the downtown. A Request for Proposals (RFP) was prepared and distributed for the project this past August. The RFP was sent directly to 23 firms with expertise in National Register of Historic Places nominations. A total of five proposals were received by the September 14, 2012 deadline. The proposals came in with cost estimates from \$8,500 to over \$35,000 (see attached list). As the estimated costs of the proposals varied significantly in cost, the primary focus of the review was on both cost and a review of qualifications of the applicants, similar experience and the proposed project approach. A selection committee consisting of representatives from the Administration Department and Historic Preservation Commission reviewed proposals and selected two consultant teams to conduct reference checks on including Granacki Historic Consultants, and Douglas Gilbert (independent consultant).

**Issues.**

After conducting reference checks, the selection committee recommends Granacki Historic Consultants be selected to conduct the work for this project. A copy of their proposal is attached. The team has considerable local knowledge and experience in both Architectural Survey and National Register of Historic Places work. Victoria Granacki would be the lead consultant and would work directly with designated staff from the Administration Department and Historic Preservation Commission to maintain communication on progress of the project and complete the required monthly reporting for the grant. Granacki also will conduct all necessary survey field work, research, and writing with her staff.

Granacki has conducted three Architectural Resource Surveys in the Village over the past several years and the Village has been very pleased with their work. Granacki's proposal of \$8,500 represents the lowest proposal cost as the consultant can utilize past research from the Architectural Resource Surveys to complete the nomination.

The proposal estimates an eight month timeframe for completion of the nomination. Per the terms of the IHPA grant, the nomination must be submitted and completed by July 31, 2013. The proposed timeframe therefore meets the IHPA Grant Requirements. The following is a schedule and timeframe that has been developed by the consultant and staff team:

- October 2012                      Award contract
- November 2012                 Kick-off meeting with Historic Preservation Commission
- November – January 2013     Conduct survey field work and research
- February – March 2013        Prepare draft nomination
- March/April 2013               Present nomination to Village Board
- June 2013                        Presentation before the Illinois Historic Advisory Council
- July/August 2013                Potential Historic District designation awarded

**Recommendation and Action Requested.**

It is requested that the Village Board consider approval of Granacki Historic Consultants Proposal to prepare the Village’s downtown National Register of Historic Places nomination as recommended by the selection committee. If Granacki’s proposal is approved by the Village Board at the October 22 Meeting, a contract outlining the terms of the agreement will be finalized prior to work beginning in November.

**Attachments.**

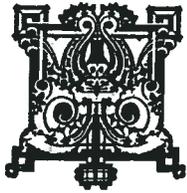
- List of Proposals Received
- Proposal

cc:            Historic Preservation Commission  
               Victoria Granacki, Granacki Historic Consultants

**Table of Downtown NRHP District Nomination Proposals Received**  
Administration Department

September 14, 2012

<b>Consultant Team</b>	<b>Project Cost</b>	<b>Reimbursable Costs</b>
Christopher Walberg & Michele Lewis	\$36,000	
Linda Peters	\$20,000	
Douglas Gilbert	\$11,550	Estimated Expenses: \$550 (Travel, printing, delivery, etc.)
Wiss, Janney, Elstner Associates, Inc.	\$27,500	
Granacki Historic Consultants	\$8,500	



**GRANACKI**  
HISTORIC CONSULTANTS

1105 WEST CHICAGO AVENUE, SUITE 201 ■ CHICAGO, ILLINOIS 60642  
(312) 421-1131 ■ (312) 421-1295 fax ■ [www.HistoricPreservationChicago.com](http://www.HistoricPreservationChicago.com)

## **REQUEST FOR PROPOSALS**

### **For preparation of a National Register Nomination for the Village of Glen Ellyn Downtown Historic District**

**Submitted to**

**The Village of Glen Ellyn**

**September 14, 2012**

## **OVERVIEW**

Granacki Historic Consultants is pleased to submit this proposal for consideration by the Village of Glen Ellyn to complete a National Register Nomination for a Glen Ellyn Downtown Historic District. Granacki Historic Consultants is a comprehensive preservation planning firm located at 1105 W. Chicago Avenue in Chicago, serving local governments, real estate developers, and private property owners. Services include conducting architectural and historic resources surveys; preparing National Register and local landmark nominations; completing applications for Certificates of Rehabilitation for owners of historic properties seeking to qualify for tax benefits; creating historic preservation plans and design guidelines; and outlining preservation components of HABS reports. Founded in 2003, GHC is an LLC and a certified Women's Business Enterprise in the City of Chicago. Its principal, Victoria Granacki, and her associate, Lara Ramsey, have over 30 years combined experience in the field of historic preservation. We each meet the Secretary of the Interior's professional qualification standards in the field of architectural history as outlined in the Federal Register. Ms. Granacki would be the firm's authorized contact person for this project and Ms. Ramsey would be the lead staff.

## **QUALIFICATIONS**

Our firm has extensive experience in the preparation of local and National Register landmark nominations for a wide variety of residential, commercial, industrial, and recreational building styles and types. The eighteen National Register nominations we have completed encompass individual structures, historic districts, and one multiple property nomination. None of our nominations has ever been rejected. All our nominations have involved interaction with the staff of the Illinois Historic Preservation Agency as well as visual presentations and discussions before the Illinois Historic Sites Advisory Council. Two of our approved commercial nominations -- Downtown Hinsdale and West Downtown Rockford, Illinois, as well as a nomination in progress for Downtown Macomb -- are for downtown districts in which we also completed the intensive historic survey work as we did in Glen Ellyn. Other municipal clients for whom we have completed National Register nominations include Elgin, the City of Chicago and Ottawa (in progress). Our historic survey work (51 surveys and counting) is almost always performed for a municipal client.

# NATIONAL REGISTER NOMINATIONS

Clients included municipalities, individual property owners, and not-for-profit organizations. All nominations were reviewed and approved by the Illinois Historic Sites Advisory Council staffed by the Illinois Historic Preservation Agency, and listed on the National Register by the National Park Service.

## SINGLE FAMILY RESIDENCES

**JOHN TAYLOR SNITE HOUSE**, Highland Park. A 1937 French Manor House by Jerome Cerny  
**ORLAND P. BASSETT HOUSE**, Hinsdale. The 1899 Colonial Revival style residence of floral company owner, Bassett & Washburn, producer of the American Beauty Rose.  
**HARRIET F. REES HOUSE**, 2110 S. Prairie Avenue, Chicago, IL. A Richardsonian Romanesque urban town home designed by Cobb and Frost in 1888.

## MULTI-FAMILY RESIDENTIAL

**THE NARRAGANSETT**, 1640 E. 50<sup>th</sup> Street, Chicago, IL. Designed by Leichenko & Esser in 1927, as an Art Deco style high-rise apartment building using Native American themed motifs.  
**399 FULLERTON**, Chicago, IL. A 17-story luxury cooperative apartment building in the Lincoln Park area designed in the French Renaissance Revival style by McNally and Quinn and built in 1926-27.  
**2440 N. LAKEVIEW**, Chicago, IL. Designed by Rissman & Hirschfeld in 1926-1927 as a luxury semi-cooperative apartment building in the Tudor Revival style.

## INDUSTRIAL STRUCTURES

**BARBER-COLMAN COMPANY**, Rockford, IL. The industrial campus of one of Rockford's most important machine tool industries, with a variety of industrial building types from 1907 to 1952.  
**VASSAR-SWISS UNDERWEAR COMPANY**, 2545 W. Diversey Avenue, Chicago, IL. A flat slab reinforced concrete industrial structure designed by Lawrence Gustav Hallberg and built in 1913-1914.  
**A.J. LINDEMANN & HOVERSON COMPANY SHOWROOM AND WAREHOUSE**, 2620 W. Washington Blvd, Chicago, IL. A terra cotta showroom graces the front of a flat slab reinforced concrete industrial structure designed in 1924 by Paul Gerhardt, Sr. for a stove manufacturing company.

## RECREATIONAL FACILITY

**OLYMPIA FIELDS COUNTRY CLUB**, Olympia Fields, IL. Significant for its two historic golf courses, a 1916 South Course by Tom Bendelow, and a 1923 North Course by Willie Park, Jr. The Tudor Revival style clubhouse was designed by George Nimmons and completed in 1925.

## HISTORIC DISTRICTS

**SPRING DOUGLAS HISTORIC DISTRICT**, Elgin, IL. The most prominent upper middle class residential area of Elgin during the city's period of most rapid growth from the 1880s through the 1930s.  
**DOWNTOWN HINSDALE HISTORIC DISTRICT**, Hinsdale, IL. An example of the upper-middle class railroad suburb that developed in Chicago from 1850 -- 1880.  
**GARRISON-CORONADO-HASKELL HISTORIC DISTRICT**, Rockford, IL. A time-capsule of late-19<sup>th</sup> residential styles on Rockford's west side surrounding the former Garrison School.  
**MACOMB, IL** 90 commercial structures dating from the 1850s around a historic courthouse square.  
**OTTAWA EAST SIDE**, Ottawa, IL. Residential district on the Fox River in this railroad town with high style architecture dating from the mid-1800s.  
**ROBBINS HISTORIC DISTRICT**, Hinsdale, IL. Railroad suburb founded by William Robbins in 1864 with a picturesque subdivision by landscape gardener, Horace W. S. Cleveland.  
**WEST DOWNTOWN ROCKFORD HISTORIC DISTRICT**, Rockford, IL. Rockford's central business district west of the Rock River, with varying commercial styles and types.

**WEST BURTON PLACE HISTORIC DISTRICT**, Chicago, IL. A late 19<sup>th</sup> century Old Town street transformed into an artists' colony in the 1930s by artist/entrepreneurs Sol Kogen and Edgar Miller.

## **MULTIPLE PROPERTY NOMINATIONS**

### **ETHNIC (EUROPEAN) HISTORIC SETTLEMENT IN THE CITY OF CHICAGO (1860-1930)**

A multiple property nomination for first and second settlement immigrant neighborhoods beginning with the pioneers of the century, the Germans, Irish, and Scandinavians, and including the Poles, Bohemians, Jews, Italians, Hungarians, Lithuanians, Dutch, Greeks, Ukrainians, Slovaks and Croatians.

### **EAST VILLAGE DISTRICT**

An individual nomination was also prepared for this small residential district, representing German ethnic settlement as the neighborhood developed at the end of the 19<sup>th</sup> to early 20<sup>th</sup> century.

## **EVALUATION OF NATIONAL REGISTER ELIGIBILITY/SECTION 106**

### **ILLINOIS HISTORIC PRESERVATION AGENCY**

The firm is asked by property owners to conduct research, assess, and evaluate potential eligibility of various kinds of property for listing on the National Register of Historic Places. This can be as part of the required federal Section 106 review procedures that must be followed when a proposed development project may involve federal or state financing. Those situations may include coordination with the Illinois Historic Preservation Agency on preparing a Memorandum of Agreement to mitigate any adverse impacts of the proposed project on historic resources. Or the eligibility assessment could be initiated by the owner/developer who is seeking landmark designation to qualify for federal tax incentives. In either case, a historic resources report is prepared that includes photo documentation of the property and similar properties for comparison, research in a variety of municipal records, historic publications, and specialty archives, and a written evaluation. The following projects suggest the wide variety of property types that may be investigated.

**THE BALTIMORE APARTMENTS** 6647-53 S. Maryland, Chicago, IL. Pair of 1892 walk-up apartment buildings in Woodlawn possibly associated with the 1893 World's Columbian Exposition.

**CHRIST THE KING THEOLOGICAL SEMINARY** North Ave. and Route 59, West Chicago, IL. Opened in 1955 by the Franciscan Friars of the Assumption of the Blessed Virgin Mary Province.

**FRIEDRICH THEODORE FREYE FARMHOUSE** 940 Freeman Road, Hoffman Estates, IL. A very early farmhouse, ca. 1852, owned by a pioneering German farm family in Palatine Township

**HEINIGER FARMSTEAD** Umbdenstock Road, Elgin, IL. Included an American Foursquare farmhouse, c.1900 dairy barn with milk house, and other associated farm structures.

**C.C.P. HOLDEN BLOCK** 1027 W. Madion Street, Chicago, IL. One of the few remaining Italianate commercial blocks on Chicago's west side designed by Stephen V. Shipman in 1872.

**BYRON KENDALL FARMSTEAD** Keslinger Road, Kane County, IL. A mid-19<sup>th</sup> century crop/dairy farm with an 1845 Greek Revival farmhouse, an 1893 dairy barn and silos, and associated farm structures.

**FRANK LOEFFLER BUILDING AND THE CINDERELLA BALLROOM** 64<sup>th</sup> and Cottage Grove, Chicago, IL. A 1923 design by Loewenberg & Loewenberg associated with Chicago's Jazz Age.

**MARIA IMMACULATA CONVENT AND GROTTOS** Wilmette, IL. Tufa Rock grottoes including a 1917 Lourdes Grotto on the grounds of this former Roman Catholic convent and university complex.

**MISSIONARY SISTERS SERVANTS OF THE HOLY GHOST CONVENT** Techny IL. American Motherhouse including the 1922 Holy Ghost convent, a 1949 retreat center, and a 1958 chapel.

**ST. JOSEPH'S HOME** 2650 N. Ridgeway Ave., Chicago. Built by the Roman Catholic Franciscan Sisters of Chicago to serve the Polish elderly and infirm in 1928-1929.

**ST. LEO THE GREAT CHURCH** 7755 S. Emerald St., Chicago. 1905 Roman Catholic Church combining Renaissance Revival style with Arts and Crafts features, designed by William Brinkman.

**SLOAN VALVE COMPANY** 4300-4358 W. Lake St., Chicago. Designed by Alfred S. Alschuler from 1919-1930, for the company that invented Royal Flushometer for tankless toilets.

**PARKWAYS APARTMENT DISTRICT** South Shore Neighborhood, Chicago, IL. A densely developed district with over 100 brick flat, walk-up, and courtyard buildings dating from the 1910s.

**UKRAINIAN NATIONAL MUSEUM** 721 Oakley Blvd., Chicago, IL. Expansion project of the museum in the former 1940 rectory for Sacred Heart Roman Catholic Slovak Parish.

**1648-50 S. THROOP and 1313 W. 19<sup>th</sup> STREETS** Pilsen neighborhood, Chicago, IL. A 24 unit, 1890 brick apartment building and an 1893 limestone storefront and apartment building.

## HISTORIC RESOURCES SURVEYS

### INTENSIVE SURVEYS

In an intensive survey every principal and secondary structure on every street within the survey area is viewed and evaluated by a field surveyor. A complete computerized database by property address is created, with an individual data form for each property. The database and data forms both include a digital image and the following information: address, use, condition, integrity, architectural style, construction date, architect or builder, architectural features, alterations, and a significance rating. Complete digital files are provided and a set of paper forms are assembled in archival binders.

Historic research is done by investigating city directories, building permit records, maps and plats, local newspapers, and published histories. All material is evaluated and a summary report of the findings is prepared which includes a history of the community as a whole and the survey neighborhood in particular. Architectural styles and vernacular building types found in the survey area are discussed with illustrations of significant buildings and a map(s) showing their locations. A complete printed inventory of each structure, by address, is included in the report. Recommendations are made for potential landmark designations and other regulative and administrative activities to enhance communitywide preservation. The following surveys have been completed by our firm.

**ANTIOCH DOWNTOWN** – 57 commercial structures as part of a Route 83 corridor study; included rehabilitation guidelines

**CHICAGO RECENT PAST** – 750 institutional, religious, and commercial structures from 1940-1976

**CHICAGO WATER TANKS** – 173 water tanks located on industrial structures.

**CHICAGO HEIGHTS EUCLID NEIGHBORHOOD** – 360 residential properties

**CHICAGO HEIGHTS SELECTIVE STRUCTURES** – late 19<sup>th</sup> century industrial, commercial, and institutional properties in an industrial suburb

**DE KALB NORTH FIFTH WARD** – 120 residential properties next to Northern Illinois University

**ELGIN NATIONAL WATCH COMPANY NEIGHBORHOOD** - residential area of 438 structures

**ELGIN NORTHEAST NEIGHBORHOOD** - residential area of 1658 principal structures

**ELGIN LORD'S PARK** - residential neighborhood of 322 principal structures

**ELGIN SOUTHWEST NEIGHBORHOOD** - residential neighborhood of 627 principal structures

**ELGIN NORTHWEST NEIGHBORHOOD** - 655 principal structures, primarily residential

**ELGIN DOWNTOWN** - 300 principal structures, primarily commercial storefront types

**ELMHURST DOWNTOWN** - 100 commercial buildings in Downtown Elmhurst

**ELMHURST ARLINGTON KENILWORTH STREETS** - 100 residential structures

**EVANSTON** – 377 mostly residential structures in the Lakeshore National Register Historic District

**GENEVA LOCAL HISTORIC DISTRICT** - 534 principal and 219 secondary structures, both residential and downtown commercial

**GLENVIEW** - residential neighborhood with 390 structures from the early to mid-20<sup>th</sup> century

**GLENVIEW SCATTERED SITES** - 28 historic structures which were a mix of farmhouses, historic commercial, late 19<sup>th</sup> and early 20<sup>th</sup> century residential styles, and mid-century modern

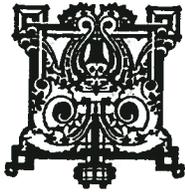
**GLENVIEW SCATTERED SITES** - 33 historic structures

**HIGHLAND PARK EAST SIDE** - 485 principal structures, primarily 19<sup>th</sup> century residential  
**HIGHLAND PARK RAVINIA** - 631 principal structures including Ravinia  
**HIGHLAND PARK PORT CLINTON** - the Old Port Clinton area with 475 principal structures  
**HIGHLAND PARK BRAESIDE** - 700 principal structures primarily residential  
**HIGHLAND PARK BOB-O-LINK** - 725 principal structures primarily early to mid- 20<sup>th</sup> century  
**HIGHLAND PARK GREEN BAY CORRIDOR** - 700 structures both commercial and residential  
**TOWN OF HINSDALE** - the original town as recorded in 1865 with 201 principal structures  
**HINSDALE ROBBINS SUBDIVISION** - laid out by prominent landscape architects, Cleveland and French in 1866 with 200 principal structures many of them excellent examples of high style architecture.  
**HINSDALE DOWNTOWN** - a pedestrian-oriented commercial core opposite the village's commuter rail station with 120 principal structures  
**NORTH HINSDALE** - a residential section located just north of Hinsdale's Village Hall  
**NORTHEAST HINSDALE** - a residential section north of the railroad with 290 structures  
**HINSDALE ROBBINS II** - south part of the Robbins subdivision with 280 principal structures  
**LAKE BLUFF SOUTHEAST SIDE** - 293 residential structures  
**LEMONT DOWNTOWN** - 223 commercial and residential structures from the early 1800s  
**MACOMB** - 99 commercial structures around the downtown courthouse square  
**MORRIS DOWNTOWN** - 180 buildings associated with its early history as a canal town  
**NAPERVILLE HISTORIC DISTRICT** - 321 residential and institutional structures  
**NAPERVILLE DOWNTOWN** - 54 commercial structures from 1840s through the early 20<sup>th</sup> century  
**OSWEGO DOWNTOWN** - 600 residential and commercial structures in the historic urbanized core  
**OTTAWA** - 297 residential structures on the east side  
**ROCKFORD MAIN STREET AND BARBER COLMAN INDUSTRIAL COMPLEX**  
**WAYNE FARMSTEADS** - the rural and equestrian heritage of Wayne, IL covering 21 farmsteads  
**WEST CHICAGO OLD HEIDELBERG** - Old Heidelberg Neighborhood with 90 principal structures  
**WEST CHICAGO TOWN OF TURNER** - 210 principal residential structures

## **RECONNAISSANCE SURVEYS**

In a reconnaissance survey every principal structure on every street in the survey area is viewed by a field surveyor. A complete database by address is completed which includes estimated date of construction, architectural style, and significance rating. A digital image is taken only of those buildings determined to be architecturally significant and is associated with a simplified data form. Some historic research is typically done to pinpoint the earliest subdivisions and important historical and architectural resources that have already been recognized. A summary report evaluates the architectural and historic resources identified. It makes recommendations of structures that might be eligible for individual landmark designation, as well as the boundaries of potential historic districts. An intensive survey of potential historic districts may subsequently be undertaken.

**ARCHER AVENUE, CHICAGO** -- 374 commercial structures with 58 selected for intensive survey as part of an economic redevelopment project; included rehabilitation guidelines  
**GLEN ELLYN** - two residential sections with 910 structures  
**GLEN ELLYN NORTH CENTRAL** - 835 structures with 185 selected for intensive survey  
**GLEN ELLYN LINDEN HILL** - 838 structures including commercial structures west of Main Street  
**HIGHLAND PARK WEST SIDE** - the entire west side of Highland Park with over 3000 structures  
**HINSDALE** - the entire village of Hinsdale covering all 5654 principal structures  
**NORTHBROOK SELECTED AREAS** - approximately 500 residential structures  
**PALOS PARK SELECTED AREAS** - between 600 and 700 residential structures



**GRANACKI**  
HISTORIC CONSULTANTS

1105 WEST CHICAGO AVENUE, SUITE 201 ■ CHICAGO, ILLINOIS 60642  
(312) 421-1131 ■ (312) 421-1295 fax ■ [www.HistoricPreservationChicago.com](http://www.HistoricPreservationChicago.com)

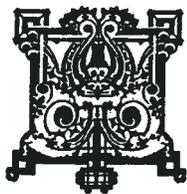
### **VICTORIA GRANACKI, AICP**

Victoria Granacki has over 30 years of experience, with considerable master planning, urban design, and historic preservation activities in both Chicago and its surrounding suburban communities. In 2004 she formed Granacki Historic Consultants, providing a variety of historic preservation services for local governments and private property owners, with a focus on Chicago neighborhoods and nearby suburban communities. She is responsible for management, administration and sales at the firm, supervising and participating in specific preservation projects, and giving presentations to local preservation commissions and neighborhood associations. Through the preparation of National Register and local landmark nominations, followed by Certified Historic Rehabilitation applications, she secures federal income tax credits and local property tax reductions for owners of landmark properties. Prominent tax credit projects in Chicago include Tree Studios, the Green Exchange, the Schoenhofen Brewery, and several former car showrooms on South Michigan Avenue. Over 400 homeowners have benefitted from the Illinois property tax assessment freeze through her efforts. For the previous twelve years, Ms. Granacki was a principal with Historic Certification Consultants. The firm provided similar services, including architectural surveys, National Register nominations, and historic resource reports.

Prior to her involvement in historic preservation Ms. Granacki was principal of Granacki Associates, a comprehensive urban planning firm where she directed the following projects: "Chicago Park District Land Policies Plan: Guidelines for acquisition and disposition of park land," park planning for the Harvey Park District; research on zoning bonus provisions for a zoning bonus reform program in Chicago; and comprehensive plans for several Indiana communities. Before that she was Director of Central Area Planning for the City of Chicago Department of Planning under the Harold Washington administration, where she and her staff had primary responsibility for the review and preparation of design recommendations for all major downtown development projects seeking approval under the Planned Development Ordinance.

Ms. Granacki has taught *Introduction to Historic Preservation* at Northwestern University School of Continuing Studies, and has been a guest lecturer for the Historic Preservation program at the School of the Art Institute of Chicago. She has also been an Instructor at the University of Illinois School of Urban Planning and Policy, teaching a graduate seminar in Real Estate Development Finance. She has been a guest critic at the University of Notre Dame School of Architecture, the University of Illinois School of Architecture, and the Art Institute of Chicago Interior Design program, reviewing student urban planning and design projects. She has given presentations on historic preservation at the Illinois Statewide Preservation Conference, Landmarks Illinois, Glessner House Museum, and for many Chicago neighborhood organizations and suburban communities. In 2011 she was invited to Warsaw, Poland to deliver her paper on "Paderewski, the Chicago Connection" at the International Paderewski Society for the Promotion of Polish Music," and repeated that presentation at the Conference on Illinois History in Springfield, Illinois. The paper was published in the *Journal of Illinois History*.

Ms. Granacki holds a BA in Art from Mundelein College (of Loyola University) in Chicago, and an MS in Urban Planning from the University of Wisconsin in Madison, WI. She has been a member of the American Institute of Certified Planners (AICP) since 1982 and is a member of Lambda Alpha Land Economics Society. She has written a book entitled *Chicago's Polish Downtown* for Arcadia Press which has been reprinted several times and serves on the Board of the Polish Museum of America.



**GRANACKI**  
HISTORIC CONSULTANTS

1105 WEST CHICAGO AVENUE, SUITE 201 ■ CHICAGO, ILLINOIS 60642  
(312) 421-1131 ■ (312) 421-1295 fax ■ [www.HistoricPreservationChicago.com](http://www.HistoricPreservationChicago.com)

### **LARA RAMSEY**

Lara Ramsey has been with Granacki Historic Consultants since 2004. Her responsibilities include research and writing related to historic reports and tax freeze and tax credit applications; conducting field survey work with identification and analysis of architectural styles and dates; and computer database work. She has completed a number of architectural surveys during her time here, including Chicago's Recent Past Survey (approximately 750 structures); the Elgin's Northwest Neighborhood (655 structures) and Downtown (300 structures); Elmhurst's York Street (100 structures); Glenview (390 structures) and Glenview Scattered Sites (28 structures); Highland Park's Bob-O-Link Neighborhood (725 structures) and Green Bay Corridor (700 structures); Hinsdale's Northeast Neighborhood (290 structures) and the south section of Robbins subdivision (280 structures); Naperville's Historic District (321 structures); Oswego's Downtown and Surrounding Residential Area (600 structures); and three reconnaissance surveys for the Village of Glen Ellyn (includes approximately 2500 total structures). Her strong writing skills and experience in both survey work and writing of historic reports and National Register nominations are an asset to the firm.

Prior to joining Granacki Historic Consultants, Ms. Ramsey was a Preservation Consultant who worked on a variety of projects in the Chicago area. She wrote sections of National Register nominations for the Palmolive Building (919 N. Michigan Avenue), the William H Reid House (2013 S. Prairie), and the Medical and Dental Arts Building (185 N. Wabash) in Chicago, all with Baldwin Historic Properties. From 2001 to 2004, she acted as consultant to the Charlotte-Mecklenburg Historic Landmarks Commission in Charlotte, North Carolina, preparing survey and research reports on local properties and making recommendations on landmark eligibility. She was responsible for a survey of the African American resources in North Carolina which included a wide variety of vernacular housing types. This work included physical descriptions of all properties and a summary report with a short history and analysis of the significance of the resources found.

Ms. Ramsey has a BA in Psychology from the University of North Carolina at Chapel Hill from 1999, and an MS in Historic Preservation from the School of the Art Institute of Chicago from 2004.

## SELECT REFERENCES

### STATE OF ILLINOIS

Illinois Historic Preservation Agency, 1 Old State Capitol, Springfield, IL 62701. Mike Jackson, State Architect (Historic Tax Credit projects) (217)785-5031. Amy Hathaway or Andrew Heckenkamp (National Register nominations and historic resource surveys) (217) 785-4324.

### CITY OF CHICAGO

Landmarks Division, City of Chicago, 33 N. LaSalle Street, Chicago, IL 60602. (312) 744-3200. Terry Tatum (Historic surveys, National Register and local landmark nominations in Chicago).

### SUBURBAN MUNICIPAL OFFICIALS

**ELGIN:** Sarosh Saher, Department of Code Administration and Neighborhood Affairs, 150 Dexter Court, Elgin, IL 60120. (847) 931-5943. All six Elgin surveys and one National Register nomination

**GLEN ELLYN:** Kristen Schrader, 535 Duane Street, Glen Ellyn, IL 60137. (630) 547-5205. All three Glen Ellyn surveys.

**GLENVIEW:** Jeff Brady, 1225 Waukegan Road, Glenview, IL 60025. (847) 724-1700. All three Glenview surveys.

**HINSDALE:** Sean Gascoigne, 19 E. Chicago Avenue, Hinsdale, IL 60521.(630)789-7035. Robbins surveys and National Register nomination.

**KENILWORTH:** Susan Criezes, 419 Richmond Road, Kenilworth, IL 60043. (847) 251-1666. Historic Resource Reports in Kenilworth

**NAPERVILLE:** Ying Liu, Naperville Municipal Center, 400 S. Eagle Street, Naperville, IL 60540. (630)420-6080. Two surveys in Naperville.

**OSWEGO:** Clinton Smith, 113 Main Street, Oswego, IL 60543. (630) 554-3622. One Oswego survey.

**PALOS PARK:** Kent Oliven, 8999 W. 123<sup>rd</sup> Street, Palos Park, IL 60464 (708) 448-2700. One survey.

**WINNETKA:** Anne Klaassen, 510 Green Bay Road, Winnetka, IL 60093. 847-501-6000. Over 50 HAIS reports.

# WORK PLAN

## GENERAL APPROACH

To accomplish this National Register nomination project, Granacki Historic Consultants expects to work directly with a designated staff person of the Village of Glen Ellyn on administrative and procedural matters, keeping him/her informed and up-to-date on progress of the project and will file the monthly progress reports as required. We are prepared to hold an initial public meeting to kick off the project, sponsored by either the Historic Preservation Commission or the local businessmen's association, and explain the nomination process and the advantages and disadvantages (of which there are few) of National Register listing. After the survey work and the first draft nomination is prepared it would be presented at a public meeting of the Historic Preservation Commission to receive comments and potential revisions to the document. Once the Commission is satisfied with the nomination, it would be presented to the Glen Ellyn Village Board for its approval and then forwarded to staff at the Illinois Historic Preservation Agency. Staff may make additional suggestions, and then the nomination will be sent to the Illinois Historic Sites Advisory Council which meets quarterly in Springfield to review and recommend nominations. Once they approve, final materials are packaged and sent on to the National Park Service for listing.

We would conduct all necessary survey field work, research, and writing with our staff. We request assistance from the city in the required GIS mapping of the district and would work closely with the GIS department to ensure mapping is done according to National Park Service specifications.

## SCOPE OF SERVICES

- Review boundaries proposed by the Illinois Historic Preservation Agency and make a final boundary recommendation with map and rationale, in writing before commencing the nomination.
- Review and update as necessary, survey forms completed for buildings in our Linden Hill survey area from 2010 that fall within the downtown historic district boundary.
- Intensively survey additional buildings identified east of Main Street which were not included in any prior surveys by us or others.
- Write Section 7, Physical Description of the nomination based on the intensive survey and any updated information. Include summary statistics regarding architectural style, type, configuration, use, materials, etc.
- Determine potential criteria for eligibility such as under Criterion A, history, and/or Criterion C, architecture.
- Establish contexts for evaluation of significance including a comparison to other railroad suburbs downtown districts, both historically and architecturally.
- Conduct research in local repositories in Glen Ellyn, DuPage County, and Chicago to support those contexts.
- Write Section 8 Statement of Significance based on the information gathered in the historic survey, and additional research by GHC and others.
- Work with the Village of Glen Ellyn to prepare a GIS map with the boundary of the proposed historic district indicating contributing and non-contributing structures, and another map with a photograph key. Secure USGS maps as required for the nomination package.
- Take photographs that fully illustrate the district according to the standards of the National Park Service, label, key into a district map, and provide the required number of copies.

- Provide a first draft of the nomination to members of the Historic Preservation Commission in advance of a public meeting at which they offer their comments and potential revisions. Make those revisions and submit a new draft for review and approval by the Glen Ellyn Village Board.
- Assemble a package that includes the written nomination, photos, and maps for submission to the staff of the Illinois Historic Preservation Agency (IHPA). Follow through with them to be sure everything is complete and ready to go before the Illinois Historic Sites Advisory Council (IHSAC) for its review.
- Prepare a Power Point presentation and give that presentation to the IHSAC.
- Follow up with IHPA staff after the IHSAC meeting making any requested revisions to prepare the nomination for submission to the National Park Service (NPS). Once the nomination is sent to the NPS it takes about 6 weeks to be officially listed on the National Register.

## WORK PRODUCTS

- Three paper copies of the National Register nomination
- Three CDs containing the final version of the National Register nomination in MS Word and the final historic district map in pdf format.
- Three USGS maps marked as required by the National Park Service
- Four paper copies of a GIS district map which indicates contributing and non-contributing structures (in cooperation with the village GIS staff, with a database we will provide them)
- Four sets of labeled photographs meeting National Register specifications
- An electronic database with the completed survey forms for all structures in the district, provided in Microsoft Access and compatible with other databases our firm has provided the Village in the past three surveys.
- Photocopies of relevant research materials

## PROPOSED SCHEDULE

10/2012	Contractual agreement between Consultant and Village of Glen Ellyn
10/2012	Initial kick-off meeting
11-12/2012	Consultant conducts field work and research
12/2012-2/2013	Consultant researches and writes nomination
2/2013	GIS map prepared by Glen Ellyn GIS staff
2/2013	Consultant presents nomination at Historic Preservation Commission meeting
3/2013	Revised nomination presented to Glen Ellyn Village Board
3/30/2013	Approved nomination submitted to IHPA for staff review
6/30/2013	Presentation of nomination at June 2013 IHSAC meeting
7/15/2013	Final nomination package submitted to NPS by IHPA
9/1/2013	Expected date of listing on the National Register of Historic Places

## FEE

Consultant Fee \$8500

## Hourly rates:

Principal: \$100 hr; Associate: \$50 hr

# SAMPLE INSURANCE FORM

Client#: 69030

GRANHIS

## ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/16/2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

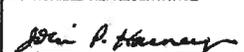
<b>PRODUCER</b> Price Team Mesrow Insurance Services 353 N. Clark Street Chicago, IL 60654	<b>CONTACT NAME:</b> Dawn Helbel <b>PHONE (A/C, No, Ext):</b> 312 595-6794 <b>FAX (A/C, No):</b> 312 595-4339 <b>E-MAIL ADDRESS:</b>																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A :</td> <td>Hartford Casualty Insurance</td> <td></td> </tr> <tr> <td>INSURER B :</td> <td></td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	Hartford Casualty Insurance		INSURER B :			INSURER C :			INSURER D :			INSURER E :			INSURER F :	
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INSURER F :																					
<b>INSURED</b> Granackl Historic Consultants 1105 W. Chicago Avenue Suite 201 Chicago, IL 60642																					

COVERAGES      CERTIFICATE NUMBER:      REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR	INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENTL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			83SBAUM0185	03/09/2011	03/09/2012	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMPOP AGG \$4,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$      RETENTION \$			83SBAUM0185	03/09/2011	03/09/2012	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under: DESCRIPTION OF OPERATIONS below		N/A	83WECRC0718	03/09/2011	03/09/2012	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 This certificate is issued as evidence of coverage.

<b>CERTIFICATE HOLDER</b> Insured's Copy	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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October 23, 2012

Danny Sronkoski  
Tap House Grill  
411 N. Main Street  
Glen Ellyn, IL 60137

A-GE

RE: Tap House Grill 5-Year Anniversary Request

Dear Mr. Sronkoski:

This letter is to confirm action taken at the Village Board Meeting on Monday, October 22, 2012 regarding Tap House Grill's 5-Year Anniversary request as described in your letter dated October 10, 2012. Approval of the request is outlined below.

---

**Civic Center**  
535 Duane Street  
Glen Ellyn, IL 60137

-----  
**Administration**  
630-469-5000  
Fax 630-469-8849

**Finance**  
630-547-5235  
Fax 630-469-1757

**Planning and Development**  
630-547-5250  
Fax 630-547-5370

**Police**  
630-469-1187  
Fax 630-469-1861

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**Public Works**  
30 South Lambert Road  
Glen Ellyn, IL 60137  
630-469-6756  
Fax 630-469-3128

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**The Village Links and  
Recreation**  
485 Winchell Way  
Glen Ellyn, IL 60137  
630-469-8180  
Fax 630-469-8580

1. Approval for Tap House Grill to park a 57 Chevy Pickup Truck directly out front of Tap House Grill at 411 N. Main Street in one parking spot for two consecutive days only between Tuesday, October 23, 2012 and Saturday, October 27, 2012. Please confirm the dates with the Police Chief or his designee. Per the photo provided in your request, no objects can remain within the bed of the vehicle during this time period.
2. Approval for Tap House Grill to place a banner on the Tap House Grill building, but not on the vehicle, between the dates of October 23 and October 27, 2012. A retroactive banner permit approval may be granted as long as a complete application with the \$30 processing fee is submitted to the Planning and Development Department no later than Friday, October 26, 2012. A banner permit application is enclosed.
3. The following sections of the Village Code have been waived for your request:
  - Section 4-5-7(B) Prohibited Attention Getting Device
  - Section 4-5-7(F) Prohibited Off Premises Sign
  - Section 4-5-7(N) Signs Prohibited on or over the Public Right of Way
  - Section 4-5-4(I) Prohibited Sign on or over the Public Right of Way
  - Section 9-2-2(A) Prohibited Parking overtime on the street
  - Section 9-2-3(K) Prohibited overnight parking on the street
  - Section 9-2-3(M) Prohibited employee parking in designated customer area

The Village expects Tap House Grill to monitor the event to the best of its abilities to ensure that all conditions contained in this letter are observed. Please contact the appropriate Village Department should you have any questions on the Village's approval.

Sincerely,

Mark Franz  
Village Manager

cc: Staci Hulseberg, Planning and Development Director  
Phil Norton, Police Chief  
Julius Hansen, Public Works Director  
Bill Holmer, Deputy Police Chief  
Dave Buckley, Assistant Public Works Director  
Danamarie Izzo, Assistant to the Village Manager – HR  
Patti Underhill, Administrative Services Coordinator

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www.glenellyn.org  
www.villagelinksgolf.com

*Our Vision: The Village consistently takes the actions necessary to reach its full potential.  
Our Mission: The Village provides public services which reflect the excellence of the community we serve.*



**October 10, 2012**

**To: Mark Pfefferman-Village of Glen Ellyn President and Village Board**

**Re: Tap House 5 Year Anniversary**

**Tap House Grill is celebrating 5 years in Glen Ellyn the week of October 22 and is requesting to leave our "57 Chevy Pickup Truck" directly out front of Tap House Grill at 411 N Main Street from Monday October 22 thru Saturday October 27. The truck would take up one parking spot but cannot be moved due to a GPS system installed for security purposes. We will post a banner on vehicle publicizing 5 year anniversary.**

**I have attached a photo of vehicle for your review.**

**Thanks for considering our request.**

**Danny**



A-6F

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MEMORANDUM

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**TO:** Mark Franz, Village Manager

**FROM:** Staci Hulseberg, Planning & Development Director  
Joe Kvapil, Building and Zoning Official

**DATE:** October 15, 2012

**RE:** October 22, 2012 Village Board Meeting – Zoning Variation Request  
934 Oakwood Court



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**Background**

Dennis and Bonnie Clarke, the property owners of 934 Oakwood Court, are requesting approval of a variation from the Glen Ellyn Zoning Code, Section 10-4-7(D)2, to construct a one-story addition that is set back 14'-10" from the rear lot line in lieu of the minimum required rear yard setback of 50'-0". The subject property is an interior lot located on the west side of Oakwood Court in the R2 Residential District. Notice of the public hearing was published in the Daily Herald on September 7, 2012. The Zoning Board of Appeals conducted a public hearing on the requested variation on Tuesday, September 25, 2012. At the meeting, one (1) person spoke in support of the variation request and no (0) persons spoke in opposition to the variation request.

**Issues**

The Zoning Board of Appeals was in favor of the variation because they felt that there are practical difficulties or particular hardships in the application of the Zoning Code regulations on this property and that the conditions on this property are unique and not generally applicable to other properties in this zoning district. The variation allows a modest one-story addition to the existing home which will be significantly less than the permitted building lot coverage area. This unusually shallow and wide lot is nonconforming and results in an existing nonconforming home that does not meet the minimum required front and rear yard setbacks. This lot configuration is contrary to the typical lot width and depth proportions on which the zoning code regulations are based and the resulting setbacks do not allow a reasonable area on this lot to construct an addition without a variation.

**Recommendation**

At the public hearing on September 25, 2012, the Zoning Board of Appeals voted on a motion to recommend approval of the requested variation which carried unanimously with five (5) "yes" votes. In accordance with this recommendation, staff has prepared an ordinance to **approve** the requested variations.

**Action Requested**

It is requested that the Village Board consider the petitioners' request, the recommendation offered by the Zoning Board of Appeals, and any further evidence or testimony presented at the Village Board Meeting and grant, deny or amend the requested variation to allow the

construction of a one-story addition that is set back 14'-10" from the rear lot line in lieu of the minimum required rear yard setback of 50'-0".

**Attachments**

- Draft Minutes of ZBA meeting dated September 25, 2012
- Photo of the Subject Property
- Location Map
- Ordinance
- Notice of Public Hearing
- List of Addresses
- Petitioners' Application packet
- Petition listing homeowners with no objection to the variation request
- Email dated 9/24/12 from Alexander Hoffmeister presented at ZBA meeting
- Rear Yard Photos (7) presented by petitioner at ZBA meeting
- Existing Floor Plan presented by petitioner at ZBA meeting

CC: Dennis and Bonnie Clarke

DRAFT  
ZONING BOARD OF APPEALS  
MINUTES  
SEPTEMBER 25, 2012

The meeting was called to order by Acting Chairman Barbara Fried at 7:30 p.m. ZBA Members Gregory Constantino, Gary Fasules, Mary Loch and Dale Siligmuller were present. ZBA Members Edward Kolar and Chairman Richard Garrity were absent. Also present were Trustee Liaison Peter Cooper, Building and Zoning Official Joe Kvapil and Recording Secretary Barbara Utterback.

Acting Chairman Fried described the proceedings of the Zoning Board of Appeals.

ZBA Member Fasules moved, seconded by ZBA Member Constantino, to approve the minutes of the August 28, 2012 Zoning Board of Appeals meeting. The motion carried unanimously by voice vote.

Two public hearings were on the agenda for properties at 934 Oakwood Court and 207 East Road.

PUBLIC HEARING – 934 OAKWOOD COURT

A REQUEST FOR APPROVAL OF A ZONING VARIATION FROM THE GLEN ELLYN ZONING CODE, SECTION 10-4-7(D)2, TO ALLOW THE CONSTRUCTION OF A ONE-STORY HOME ADDITION WITH A PROPOSED 14'10" REAR YARD SETBACK IN LIEU OF THE MINIMUM REQUIRED 50'0" REAR YARD SETBACK.

*(Dennis and Bonnie Clarke, owners)*

Staff Report

Building and Zoning Official Joe Kvapil displayed a photograph of the subject property and stated that Dennis and Bonnie Clarke, the petitioners, are requesting approval of a variation from Glen Ellyn Zoning Code Section 10-4-7(D)2 to construct a one-story addition to their existing home with a proposed rear yard setback of 14'10" in lieu of the minimum required rear yard setback of 50'0". Mr. Kvapil stated that the subject property is in the R1 zoning district and is defined as an interior lot on the west side of Oakwood Court. He also stated that the zoning and land use surrounding the subject property is R1 Residential and approximately the south one-half of the rear lot is adjacent to a stormwater detention pond for this residential development. Mr. Kvapil indicated the location of the pond on a map of the site. Mr. Kvapil also stated that the subject property is not in a designated flood plain. The subject home was built in 1983 and several miscellaneous building permits have been issued since that time.

Mr. Kvapil displayed a site plan and stated that the petitioners propose to build a one-story addition to the rear of the existing home that is proposed to be 14' 10" from the rear of the lot line. He added that the minimum required setback from the home to the rear lot

line in the R1 zoning district is 50 feet. He indicated the rear yard setback line for the subject property and stated that a large portion of the lot is limited from the buildable area. He added that the lot does not meet the minimum required depth and the house does not meet either the minimum required rear yard setback or front yard setback. He added that a corner of the home is closer to the rear yard than permitted, the front of the home is closer to the front yard lot line than permitted and the lot does not meet the minimum required depth by approximately 5 feet. Mr. Kvpil stated that the subject lot is wider than it is deep and is contrary to the typical depth and width on a configuration of a typical lot on which the Zoning Code and the setbacks are based. He also stated that the proposed addition will increase the lot coverage ratio of the property from 13.9% to 15.5% which remains well below the 20% lot coverage ratio. Mr. Kvpil stated that a survey of the subject property indicates a 15-foot deep rear yard stormwater and utility easement and the 14'10" setback will encroach 2 inches into the easement. He added that the Village will ask an applicant to obtain the necessary approvals from the easement holder, the utility companies and the Public Works Department if there is water and sewer in the easement as a condition of a permit application. Mr. Kvpil added that the proposed project will disturb in excess of 300 square feet of site area even though the footprint of the building is less than 300 square feet and will require a tree preservation review and approval and a stormwater review and approval.

#### Petitioners' Presentation

The petitioners, Dennis and Bonnie Clarke, 934 Oakwood Court, Glen Ellyn, Illinois and their architect, Sam Salahi, APS Architects, Ltd., 123 W. Front Street, Suite 202, Wheaton, Illinois were present. Mr. Salahi stated that Mr. and Mrs. Clarke have been residents at the subject home for 12 years and would like to expand their kitchen and dinette area to accommodate get-togethers with family and friends. Mr. Salahi stated that the subject property has three rear lot lines which, if offset by 50 feet, makes the house nonconforming. Mr. Salahi stated that the condition of the lot, the homeowners' needs and what has happened to the construction of the home has caused a hardship for the owners in terms of being able to enjoy family gatherings in their home. He added that the lot coverage ratio is currently under the required 20% and he displayed and described seven photographs of the subject property and two white boards with a site plan, a proposed rear elevation, an existing floor plan and a proposed floor plan. Mr. Salahi recommended that the homeowners amend the proposed rear yard setback of 14'10" in one area by 2 inches to avoid the public utility easement.

Mr. Salahi stated that the addition will not cause any harm to anyone. He also stated that the owners would like to remain in their subject location and that requesting a setback variation is a valid reason for their appearance at this meeting.

#### Responses to Questions from the ZBA

ZBA Member Constantino asked if a house could be built within the setbacks on the subject property if the lot was vacant. Mr. Kvpil replied that the lot is unique in shape and the setbacks result in an almost unbuildable practical area with a strip of land that is

12 feet wide and 30 feet long. Mr. Salahi responded to ZBA Member Constantino that the proposed addition would be approximately 15-18 feet from the jogging path. In response to ZBA Member Constantino regarding whether or not the proposed configuration is the best for the addition, Mr. Salahi displayed drawings of the subject home, the buildable area and the proposed one-story addition and stated that the kitchen will be expanded slightly to provide a larger eat-in area. Mr. Salahi added that all of the materials to be used for the addition will match the existing house. Mr. Salahi responded to Acting Chairman Fried that the addition will be adjacent to the existing deck. ZBA Member SiligmueLLer asked if the size of the addition could be made smaller to have a less significant rear yard variance request. Mr. Salahi stated that the variation is 12 feet out but could be reduced by a few inches. He added that a large dining table is proposed to be placed in the addition.

#### Persons in Favor of or in Opposition to the Petition

Acting Chairman Fried stated that a petition signed by eight (8) neighbors was included in the petitioners' packet. Mr. Salahi responded to ZBA Member SiligmueLLer that the homeowners association did not object to the petitioners' variation request, and Ms. Clarke stated that a member of the architectural review board of their homeowners' association had signed a petition supporting their variation request.

Mr. Kvpil stated that an e-mail in opposition to the variation was received in the Building Department today from Alexander Hoffmeister, 874 Baker Court, Glen Ellyn, Illinois.

Ken Adamik, 936 Oakwood Court, Glen Ellyn, Illinois stated he lives next door to the petitioners and is supportive of their variation request as they need additional space for their visiting family members.

#### Comments from the ZBA

All of the ZBA Members were in favor of the requested zoning variation to allow the construction of a one-story home addition with a proposed 14'10" rear yard setback in lieu of the minimum required 50' rear yard setback. ZBA Member Constantino felt that the practical difficulties are that the only buildable area for the addition would be on other side of the structure off of the garage and that it would not be possible to build a residence on the subject lot without some type of variation. He added that the lot coverage ratio with the addition will still be well below the maximum allowed. He also stated that the minimum request of the size of the addition of 12 feet to allow the placement of a dining table is approximately 15 feet off of the jogging path and only an increase of 6 feet into the setback from the existing home. ZBA Member Constantino also stated that the unique circumstance regarding this property is the configuration of the lot which makes it impractical and almost unbuildable according to the code. ZBA Member SiligmueLLer added that the existing gazebo and deck create a significant amount of encroachment into the back yard from neighbors or people on the jogging path and the

proposed addition which is tucked away as presented by photographs presented at this meeting would not have an adverse impact on the neighbors.

ZBA Member Fasules moved, seconded by ZBA Member Loch, to close the public hearing. The motion carried unanimously by voice vote.

#### Motion

ZBA Member Constantino moved, seconded by ZBA Member Loch, that the Zoning Board of Appeals recommends that the Village Board approve the petitioners' request for a variation from Glen Ellyn Zoning Code Section 10-4-7(D)2 to allow the construction of a one-story home addition with a proposed 14'10" rear yard setback in lieu of the minimum required 50' rear yard setback for the property at 934 Oakwood Court. The recommendation for approval was based on practical difficulties regarding the lack of a location on the site for a permitted addition, the unique size of the lot as a third-acre that requires greater side yards and setbacks and that utility, stormwater and tree preservation requirements will be met.

The motion carried unanimously with five (5) yes votes as follows: ZBA Members Constantino, Loch, Fasules, Siligmuller and Acting Chairman Fried voted yes.

#### PUBLIC HEARING – 207 EAST ROAD

A REQUEST FOR APPROVAL OF TWO ZONING VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-5-5(B)(4)14c TO CONSTRUCT AN ADDITION TO AN EXISTING DETACHED GARAGE THAT WILL INCREASE THE GARAGE AREA TO 692 SQUARE FEET IN LIEU OF THE MAXIMUM PERMITTED DETACHED GARAGE AREA OF 660 SQUARE FEET. 2. SECTION 10-4-8(E)1 TO CONSTRUCT AN ADDITION TO AN EXISTING DETACHED GARAGE THAT WILL INCREASE THE LOT COVERAGE RATIO TO 20.57% IN LIEU OF THE MAXIMUM PERMITTED LOT COVERAGE RATIO OF 20%.

*(Edward Moore and Erica Rogers, owners)*

#### Staff Report

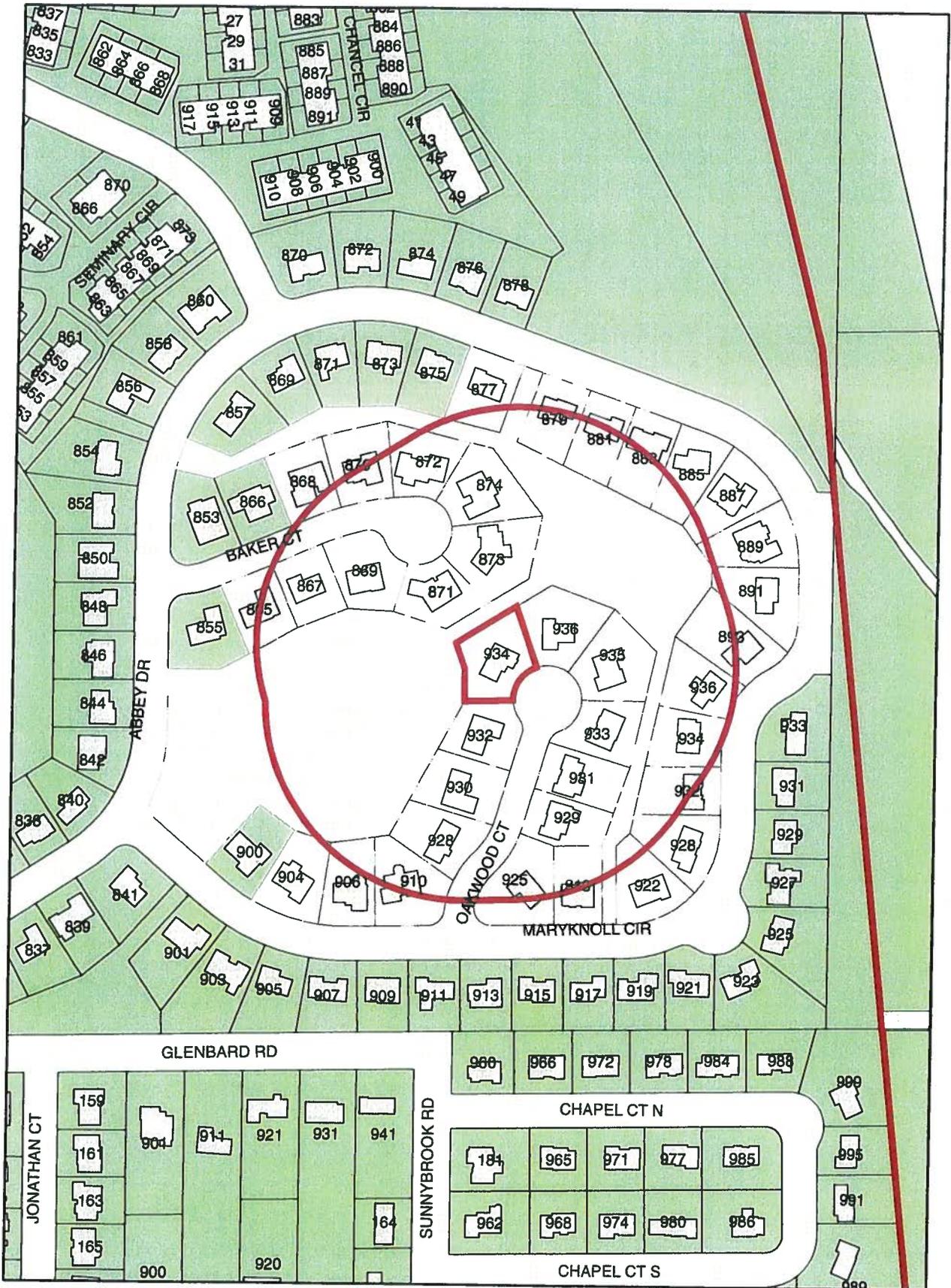
Building and Zoning Official Joe Kvapil stated that Edward Moore and Erica Rogers, owners of the subject property at 207 East Road, are requesting approval of two variations from the Glen Ellyn Zoning Code as follows: 1. Section 10-5-5(B)(4)14c to construct an addition to an existing detached garage that will increase the garage area to 692 square feet in lieu of the maximum permitted detached garage area of 660 square feet; 2. Section 10-4-8(E)1 to construct an addition to an existing detached garage that will increase the lot coverage ratio to 20.57% in lieu of the maximum permitted lot coverage ratio of 20%.

Mr. Kvapil stated that the subject property is in the R2 zoning district and is defined as an interior lot on the east side of East Road. The zoning and land use surrounding the

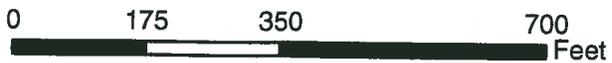
# 934 OAKWOOD COURT



# 934 Oakwood Court



Prepared By: Planning and Development  
Date Printed: September 11, 2012



**Village of Glen Ellyn**

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**Ordinance No. \_\_\_\_\_**

**An Ordinance Approving a Variation from the  
Rear Yard Setback Requirements of the Zoning Code to  
Allow a One-Story Addition for  
Property at 934 Oakwood Court  
Glen Ellyn, IL 60137**

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**Adopted by the  
President and Board of Trustees  
Of the Village of Glen Ellyn  
DuPage County, Illinois  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.**

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Published in pamphlet form by the authority of the  
President and Board of Trustees of the Village of  
Glen Ellyn, DuPage County, Illinois, this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_\_.

Ordinance No. \_\_\_\_\_

**An Ordinance Approving a Variation from the  
Rear Yard Setback Requirements of the Zoning Code to  
Allow a One-Story Addition for  
Property at 934 Oakwood Court  
Glen Ellyn, IL 60137**

**Whereas**, Dennis and Bonnie Clarke, owners of the property at 934 Oakwood Court, Glen Ellyn, Illinois, which is legally described as follows:

Lot 56 in Maryknoll, being a Subdivision of part of the North ½ of Section 24, Township 39 North, Range 10, East of the Third Meridian, according to the Plat thereof recorded November 7, 1979 as Document R79-100932 in DuPage County, Illinois.

P.I.N.: 0524112027

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from the Glen Ellyn Zoning Code Section 10-4-7(D)2 to construct a one-story addition that is set back 14'-10" from the rear lot line in lieu of the minimum required rear yard setback of 50'-0"; and

**Whereas**, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on September 25, 2012, at which the petitioners presented evidence, testimony, and exhibits in support of the variation request and one (1) person appeared in support of the variation and no (0) persons appeared in opposition thereto; and

**Whereas**, based upon the evidence, testimony, and exhibits presented at the public hearing on September 25, 2012, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the variation, which carried unanimously with five (5) “yes” votes resulting in a recommendation for approval as set forth in its draft Minutes dated September 25, 2012, appended hereto as Exhibit "A"; and

**Whereas**, the President and Board of Trustees have reviewed the exhibits and evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

**Whereas**, the President and Board of Trustees make the following findings of fact:

- A. That the plight of the owner is due to unique circumstances since the width and depth of the nonconforming lot do not correspond to the width and depth of a typical lot on which the regulations of the zoning code are based;
- B. That the variations, if granted, will not alter the essential character of the locality since the one-story addition is incorporated into the design of the home which is consistent in appearance with other homes in the locality;
- C. That the particular physical shape of the property brings practical difficulty and particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out since the required building setbacks establish a small buildable area on this property which has no practical relationship to the position of the existing home;
- D. That the conditions upon which the variation is based would not be applicable generally to other property within the same zoning district since the configuration of the nonconforming lot and nonconforming location of the existing home on the lot are unique to this property;

- E. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property since the applicants intend to make these improvements for their own personal use and have no desire to sell the property or move to another home;
- F. That the practical difficulty or particular hardship has not been created by any persons presently having an interest in the property since this home was constructed in 1983 prior to the purchase of the home by the current property owners;
- G. That the variation will not be detrimental to the public comfort, morals, and welfare or be injurious to other property or improvements in the neighborhood in which the property is located since it is a permitted use in the zoning district and will be constructed in accordance with all applicable zoning code regulations other than the variations granted;
- H. That the variation will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since it is a structure that will be constructed in accordance with all applicable building code regulations;
- I. That the variation will not diminish or impair property values within the neighborhood since the home addition is a common property improvement that will increase property values;
- J. That the variation will not unduly increase traffic congestion in the public streets and highways since the maximum number of four vehicles permitted to park on the property will not be exceeded;
- K. That the variation will not result in an increase in public expenditures or create a nuisance since the development is a permitted single-family residential use in a residential zoning district;

L. That the variation is the minimum variation that will make possible the reasonable use of the property and allows an addition which results in a lot coverage ratio that is still significantly less than the maximum lot coverage ratio permitted by code; and

**Whereas**, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variation presented to the Zoning Board of Appeals.

**Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois**, in exercise of its home rule powers, as follows:

**Section One:** The draft Minutes of the September 25, 2012 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

**Section Two:** Based upon the above findings of fact, the President and Board of Trustees hereby approve a variation from Glen Ellyn Zoning Code Section 10-4-7(D)2 to construct a one-story addition that is set back 14'-10" from the rear lot line in lieu of the minimum required rear yard setback of 50'-0" at 934 Oakwood Court, Glen Ellyn, Illinois, which is legally described as follows:

Lot 56 in Maryknoll, being a Subdivision of part of the North ½ of Section 24, Township 39 North, Range 10, East of the Third Meridian, according to the Plat thereof recorded November 7, 1979 as Document R79-100932 in DuPage County, Illinois.

P.I.N.: 0524112027

**Section Three:** The variation to construct a one-story addition is granted under the following conditions:

1. That the construction is completed in substantial conformance with the plans and the Application for Variation received by the Planning & Development Department and signed

on August 6, 2012 and the testimony and exhibits provided at the September 25, 2012 Zoning Board of Appeals public hearing.

2. That a stormwater drainage plan be submitted, reviewed and approved prior to the issuance of a building permit.
3. That a tree preservation plan be submitted, reviewed and approved prior to the issuance of a building permit.
4. That the written approval of all easement holders be obtained and submitted if the proposed addition extends into the existing 15-foot wide utility and drainage easement along the rear lot line.

**Section Four:** The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the variation granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. This grant of variation shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on this variation is applied for within said twenty-four (24) month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

**Section Five:** The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variation to be recorded with the DuPage County Recorder of Deeds.

**Section Six:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

**Section Seven:** Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

**Passed** by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2012.

**Ayes:**

**Nays:**

**Absent:**

**Approved** by the Village President of the Village of Glen Ellyn, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Village President of the  
Village of Glen Ellyn, Illinois

**Attest:**

\_\_\_\_\_  
Village Clerk of the  
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the \_\_\_\_ day of \_\_\_\_\_).



## NOTICE OF PUBLIC HEARING

Dennis and Bonnie Clarke, owners of the property at 934 Oakwood Court, are requesting a public hearing for one variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The owners would like to build an addition on the rear of their home. The minimum required rear yard setback is 40' and the house as it exists is non-conforming. The proposed rear addition would be set back to 14' from the rear lot line. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider this Variation on **September 25, 2012** at 7:30 p.m. on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

The property owners are requesting approval of one variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-7(D)2 to construct a one-story addition that is set back 14'-10" from the rear lot line in lieu of the minimum required rear yard setback of 40'-0".
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The property is zoned R2, Residential District, and is legally described as follows:

Lot 56 in Maryknoll, being a Subdivision of part of the North ½ of Section 24, Township 39 North, Range 10, East of the Third Meridian, according to the Plat thereof recorded November 7, 1979 as Document R79-100932 in DuPage County, Illinois.

P.I.N.: 0524112027

Plans related to the proposed project are available for public review in the Planning and Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. If you have questions, please contact Joe Kvapil, Building & Zoning Official, at (630) 547-5244. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact Harold Kolze, ADA Coordinator, at (630) 547-5209.

(Published in the Daily Herald on Friday, September 7, 2012)

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ADAMIK, KENNETH J & LINDA  
OR CURRENT OWNER  
936 OAKWOOD CT  
GLEN ELLYN IL 60137

ULM, JEFFREY G  
OR CURRENT OWNER  
867 BAKER CT  
GLEN ELLYN IL 60137

ZIMMERMAN, JOHANNA M  
OR CURRENT OWNER  
871 BAKER CT  
GLEN ELLYN IL 60137

MILLER, JAMES & MARY  
OR CURRENT OWNER  
893 MARYKNOLL CIR  
GLEN ELLYN IL 60137

GIRSCH, BONNIE & JOHN  
OR CURRENT OWNER  
936 MARYKNOLL CIR  
GLEN ELLYN IL 60137

CLARKE, DENNIS J & BONNIE  
OR CURRENT OWNER  
934 OAKWOOD CT  
GLEN ELLYN IL 60137

SMITH, JEFFREY C & ANGELA  
OR CURRENT OWNER  
891 MARYKNOLL CIR  
GLEN ELLYN IL 60137

GRONINGER, PETER & DEBRA  
OR CURRENT OWNER  
932 OAKWOOD CT  
GLEN ELLYN IL 60137

YAGLA, JOHN L  
OR CURRENT OWNER  
904 MARYKNOLL CIR  
GLEN ELLYN IL 60137

SAEED, MOHAMMED M  
OR CURRENT OWNER  
922 MARYKNOLL CIR  
GLEN ELLYN IL 60137

TULIS, ALLEN J & ELINORE  
OR CURRENT OWNER  
865 BAKER CT  
GLEN ELLYN IL 60137

WINOGRAD, JOSEPH & ESTHER  
OR CURRENT OWNER  
930 OAKWOOD CT  
GLEN ELLYN IL 60137

JONES, THOMAS E & GAIL C  
OR CURRENT OWNER  
885 MARYKNOLL CIR  
GLEN ELLYN IL 60137

HUNTER, JAMES A  
OR CURRENT OWNER  
933 OAKWOOD CT  
GLEN ELLYN IL 60137

~~MARYKNOLL ESTATES OWNERS  
OR CURRENT OWNER  
GLEN ELLYN IL 60138~~

SKARDA, JOSEPH & SARAH  
OR CURRENT OWNER  
934 MARYKNOLL CIR  
GLEN ELLYN IL 60137

ERICKSON, KENNETH & C  
OR CURRENT OWNER  
935 OAKWOOD CT  
GLEN ELLYN IL 60137

HOFFMEISTER, ALEXANDER  
OR CURRENT OWNER  
874 BAKER CT  
GLEN ELLYN IL 60137

CINQUEGRANI, SALVATORE  
OR CURRENT OWNER  
887 MARYKNOLL CIR  
GLEN ELLYN IL 60137

HOERDEMANN, LEO  
OR CURRENT OWNER  
928 OAKWOOD CT  
GLEN ELLYN IL 60137

MC GOUGH, RICHARD & E  
OR CURRENT OWNER  
873 BAKER  
GLEN ELLYN IL 60137

SCHUESSLER, MARK & RENEE  
OR CURRENT OWNER  
932 MARYKNOLL CIR  
GLEN ELLYN IL 60137

OSGOOD III, JOHN C & MONA  
OR CURRENT OWNER  
869 BAKER CT  
GLEN ELLYN IL 60137

HICKMAN, MICHAEL & JOANNE  
OR CURRENT OWNER  
872 BAKER CT  
GLEN ELLYN IL 60137

O HALLORAN, BLAKE H & G M  
OR CURRENT OWNER  
889 MARYKNOLL CIR  
GLEN ELLYN IL 60137

MC FADDEN, EDNA J  
OR CURRENT OWNER  
910 MARYKNOLL CIR  
GLEN ELLYN IL 60137

ATG TR L010-121  
OR CURRENT OWNER  
286 E DEERPATH RD  
LAKE FOREST IL 60045

YUENGER, GREG & CHRIS  
OR CURRENT OWNER  
928 MARYKNOLL CIR  
GLEN ELLYN IL 60137

BRANDA, SANDRA J TRUSTEE  
OR CURRENT OWNER  
906 MARYKNOLL CIR  
GLEN ELLYN IL 60137

~~COLES, ERIC & ARLENE C  
OR CURRENT OWNER  
GLEN ELLYN IL 60138~~

GROSSMAN, FRANK REID  
OR CURRENT OWNER  
877 MARYKNOLL CIR  
GLEN ELLYN IL 60137

STOAKLEY, KAREN A  
OR CURRENT OWNER  
881 MARYKNOLL CIR  
GLEN ELLYN IL 60137

EYRICH, BRYAN & AMY  
OR CURRENT OWNER  
879 MARYKNOLL CIR  
GLEN ELLYN IL 60137

WOLLENSCHLAGER, CYNTHIA A  
OR CURRENT OWNER  
883 MARYKNOLL CIR  
GLEN ELLYN IL 60137

TRAUTVETTER, CAROL L  
OR CURRENT OWNER  
918 MARYKNOLL CIR  
GLEN ELLYN IL 60137

NURSE, JOHN & MARY  
OR CURRENT OWNER  
925 OAKWOOD CT  
GLEN ELLYN IL 60137

THERIAULT, MICHAEL & J M  
OR CURRENT OWNER  
929 OAKWOOD CT  
GLEN ELLYN IL 60137

SCHEIVE, GLENN R & MARY  
OR CURRENT OWNER  
931 OAKWOOD CT  
GLEN ELLYN IL 60137

VILLAGE OF GLEN ELLYN  
535 Duane Street  
Glen Ellyn, Illinois 60137  
(630) 547-5250

APPLICATION FOR VARIATION

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Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

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The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: Dennis & Bonnie Clarke

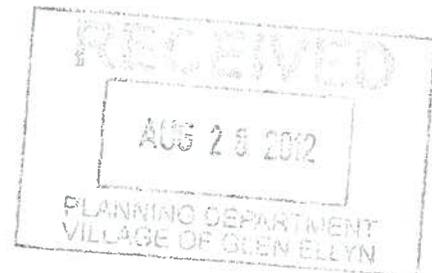
Address: 934 Oakwood Ct.

Phone No.: 630-790-0796 (owner) 630-665-0355 (architect)

Fax No.: 630-372-5651 (owner) 630-665-3022 (architect)

E-mail: cratit@yahoo.com (owner) Sam.Salahi@Apsarchitects.com (architect)

Ownership Interest in the Property in Question: Their Residence



II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

Same as applicants

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

N/A

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Circle "Yes" or "No")

YES

NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Circle "Yes" or "No")

YES

NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: 934 Oakwood Ct. Glen Ellyn, IL. 60137

Permanent tax index number: 05-24-112-027

Legal description: LOT 56 in Maryknoll, Being a subdivision of part of the North 1/2 of the Section 24, Township 39, North Range 10, East of the Third Principal Meridian, According to the plat therefor of Recorded Nov. 7, 1979 AS Document R79-100932 in DuPage County, Illinois

Zoning classification: R-1

Lot size: 76.38' ft. x 113.35' x 124.19', 48.77', 57.00', 85.00' Area: ~15,400 sq. ft.

Present use: Residential

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

Rear yard setback requirement is 5.0' for R-1 zoning. This house has three rear yard property lines, which makes the house as is a non conforming house. Owners are asking for an addition at the rear of the house to reduce their family needs for a bigger kitchen & dinette.

Estimated date to begin construction: Late fall of 2012

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

Sam Galahy - APS Ltd. Architects 123 W. Front Suite 202, Wheaton, IL. 60187

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

The current house as built is non-conforming according to the R-1 Zoning regulation. Also the unusual configuration of this property and current layout of the house has caused hardship for the applicant/owner to expand the house to meet their living space requirements

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

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OR

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The plight of the applicant/owner is due to unusual nonconforming position of the house which prohibits the construction of an addition almost anywhere on this lot. (The zoning code allows lot coverage to be increased 940 SF.)

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

The new one story addition at the rear of the existing house will not alter the essential character of the house, property and neighborhood. The features of this addition matches the existing house & would not only blend well with the existing house but also would provide additional functional space for the owner.

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

The location of existing kitchen/dinette cannot be expanded without adding an addition. The strict letter of the zoning code does not allow an addition at the rear of this non-conforming house which has caused hardship for the applicant/owner to provide an adequate functional space for their family needs.

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

It's not known how many other non conforming houses are in this zoning district, but unusual shape of this lot has also caused hardship for improving the living space requirements for owner/Applicant

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question: <sup>The existing Kitchen/</sup>

<sup>is too small</sup> The main purpose of this addition/variation is for enlarging the existing Kitchen/dinette. The owner/applicant's family requirements can not be met in the existing space due to size of their immediate family

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

The owners have lived in this house for many years. Their intention is to improve the size & configuration for needed spaces for a long time, since they are not planning on selling this house any time soon.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located

The rear of the lot is overlooking a pond & the physical characteristic of this addition would not be detrimental to two adjacent neighbors or the neighborhood.

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

<sup>This lot</sup> The new addition as shown would not impair adequate supply of light & air to neighbors on either side. The rear of is backing to a pond.

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

The new one story addition is in the middle of rear of this house. It's location would not substantially if any, increase the hazard from fire or other dangers to the adjacent properties

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

The new one story addition at the rear of this house would not impair the public health, safety, comfort, morals or general welfare of the inhabitants of the neighborhood or the village.

- d. Diminish or impair property values within the neighborhood;  
This new one story addition with matching features to the existing house would blend well with the existing house and should not diminish or impair property values within the neighborhood.
- e. Unduly increase traffic congestion in the public streets and highway;  
This new addition shall not increase traffic or cause any congestions since the same owner/applicant and their family plan on living in this house for at least 10-15 years.
- f. Create a nuisance; or  
This new one story addition would not create a nuisance because of where it is located and its physical features matching the existing house.
- g. Results in an increase in public expenditures.  
This new addition is on a private property and its construction would not increase the public expenditure.
7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.  
The owners need a bigger family room as well, but their immediate need is to have a larger and more functional kitchen/dinette.
8. Please add any comments which may assist the Zoning Board of Appeals of Appeals in reviewing this application.  
The location of existing non conforming house, as well as configuration of the existing lot has caused hardship for owner/petitioner to expand their existing house in order to meet their living space requirements.

## VI. EVIDENCE RELATING TO FLOOD HAZARD VARIATION REQUESTS

The following items must be completed only if the requested variation is from Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations.) If no such variation is being requested, the applicant should skip this section and complete Section VII below.

- A. Items applicable only to variation requested from the requirements of Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations) that, if granted, would result in a structure not being protected to the elevation of the base flood.

1. Provide evidence that the structure is to be located on a lot contiguous to and surrounded by lots with existing structures constructed below the base flood level.

\_\_\_\_\_  
\_\_\_\_\_  
N/A  
\_\_\_\_\_

2. Provide evidence that the applicant has acknowledged that (a) such construction below the base flood level will increase the risk to life and property and that the applicant proceeds with knowledge of these risks; and (b) any variation is contingent upon the applicant obtaining approval from other agencies having jurisdiction when the variance violates the requirements of such agencies.

\_\_\_\_\_  
\_\_\_\_\_  
N/A  
\_\_\_\_\_

B. Items applicable only to variations requested from the requirements in Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations) that, if granted, would significantly impede or increase the flow and passage of floodwaters.

1. Provide evidence that the use will not result in an increased flood height greater than 0.1 feet within the designated regulatory floodway.

\_\_\_\_\_  
\_\_\_\_\_  
N/A  
\_\_\_\_\_

2. Provide evidence that the resulting increase in the base flood elevations will not affect any existing structures or utilities.

\_\_\_\_\_  
\_\_\_\_\_  
N/A  
\_\_\_\_\_

3. Provide evidence that the owners of the properties affected by the increased base flood elevation are compensated for the resulting effect on property values, and they give their written agreement to granting the variation.

\_\_\_\_\_  
\_\_\_\_\_  
N/A  
\_\_\_\_\_

4. Provide evidence that the resulting increased flood elevations will not affect any flood protection structures.

\_\_\_\_\_  
\_\_\_\_\_  
N/A  
\_\_\_\_\_

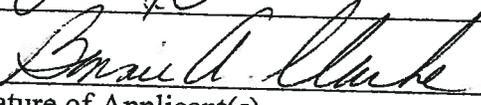
VII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

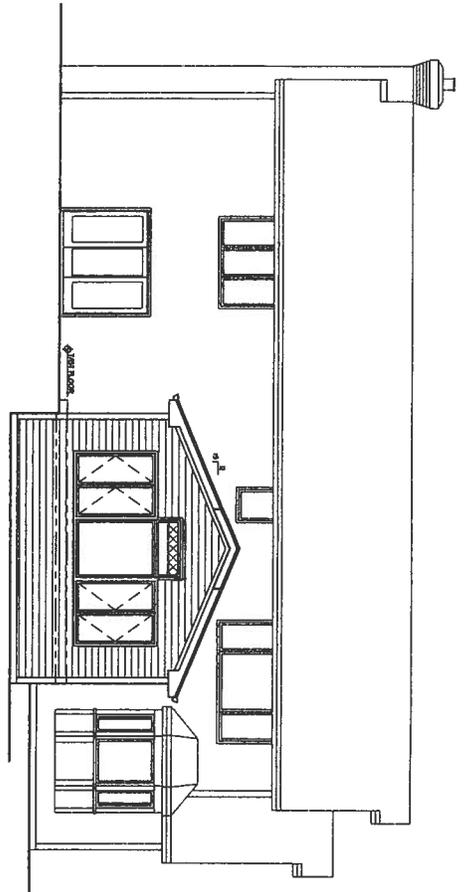
I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

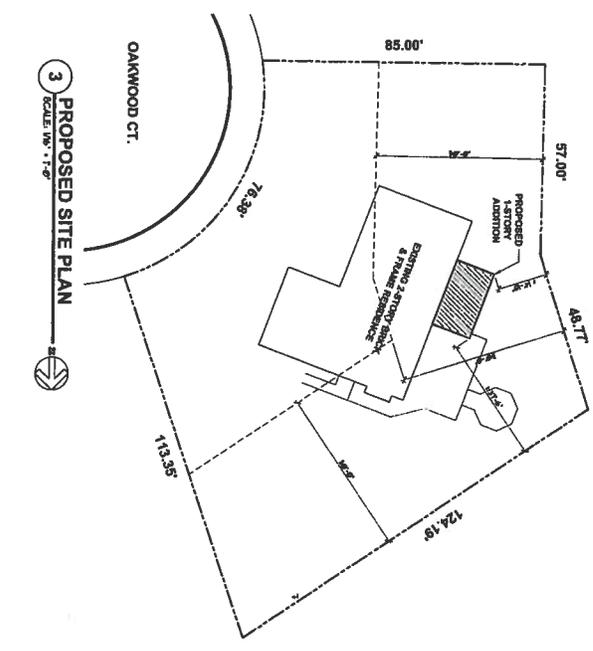
  
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Signature of Applicant(s)

08 06 2012  
\_\_\_\_\_  
Date filed

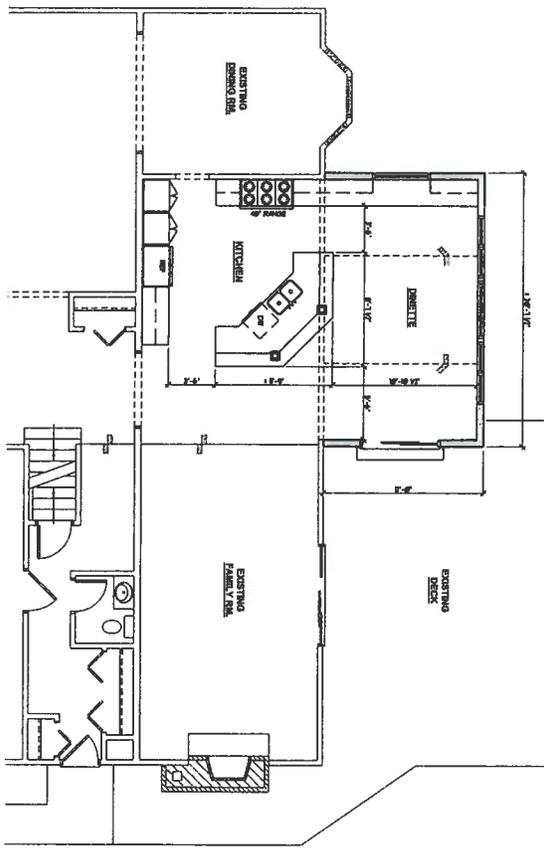
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 VILLAGE OF GLEN ELLYN



2 PROPOSED REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



3 PROPOSED SITE PLAN  
 SCALE: 1/4" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**AP & S**  
 ARCHITECTURAL PLANNING & SERVICES, LTD.  
 2214 North Lincoln Road  
 Glen Ellyn, IL 60139  
 Tel: 630-409-8888  
 Fax: 630-409-8899  
 www.apands.com

NEW ADDITION & REMODELING  
**CLARKE RESIDENCE**  
 834 OAKWOOD CT.  
 GLEN ELLYN, ILLINOIS

DATE	12-20-11
PROJECT NO.	12-20-11
OWNER	MR. & MRS. CLARKE
DESIGNER	AP & S
SCALE	AS SHOWN
DATE	12-20-11
PROJECT NO.	12-20-11
OWNER	MR. & MRS. CLARKE
DESIGNER	AP & S
SCALE	AS SHOWN
DATE	12-20-11

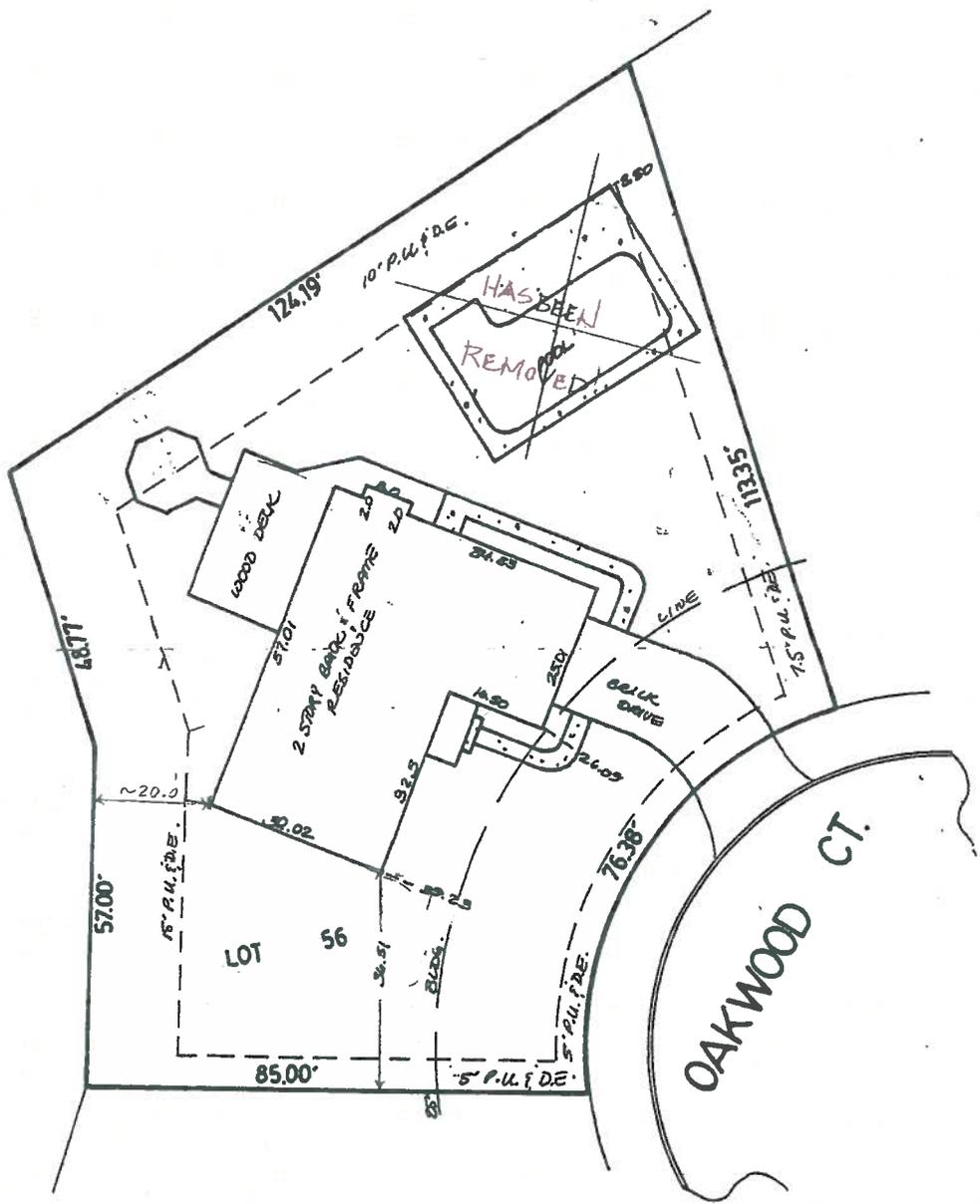
PROPOSED PLANS

# PLAT OF SURVEY

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LOT 56 IN MARYKNOLL, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 24, TOWNSHIP, 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1979, AS DOCUMENT R79-100932, IN DUPAGE COUNTY, ILLINOIS.



CLARKE - GLEN ELLYN  
 ADDRESS: 234 OAKWOOD CT.  
 GLEN ELLYN, IL  
 SURVEYED FOR: PUKOWIA S. ASSOC.  
 PWS  
 FILE NO.: TR-2886  
 BOOK: PAGE:

 TRI-ANGLE  
 LAND SURVEYORS, INC.

P.O. BOX 242  
 WINFIELD, IL 60190  
 PHONE: 630-372-4557  
 FAX: 630-372-4785



DATE: APRIL 27 2010

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 VILLAGE OF GLEN ELLYN

REFER TO DEED, TITLE POLICY AND LOCAL ORDINANCE FOR BUILDING RESTRICTIONS. NO MEASUREMENTS ARE TO BE ASSUMED BY READING. ALL LOTS ARE STAKED UNLESS NOTED.

OWNERSHIP BY ~~LAND TRUST~~

DENNIS J. CLARKE & BONNIE A. CLARKE

Date: 08-28-2012

Address: 934 OAKWOOD COURT., GLEN ELLYN, IL 60137

Legal Description:

~~TRUSTEE:~~ ~~TRUST NO.~~

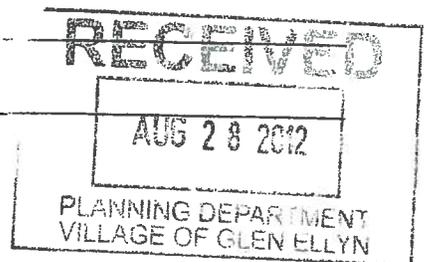
~~Address:~~

~~LIST ALL BENEFICIARIES:~~

Name: Bruce Zimmerman Address: 871 Baker Ct, GE

Name: Peter Moninger Address: 932 Osheval Ct GE

Name: Address:



Property Ownership



Date: September 18, 2012

Address: 934 Oakwood Court  
Glen Ellyn, IL 60137

Legal Description: LOT 56 IN MARYKNOLL, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED NOVEMBER 7, 1979 AS DOCUMENT R79-100932, IN DUPAGE COUNTY, ILLINOIS

Ownership: Dennis J. and Bonnie A. Clarke

Homeowners without objection to proposed home addition:

Name: Leo Hoerdemann Address: 928 Oakwood Ct

Name: Les W Fadden Address: 910 Maryknoll Circle

Name: J. Brando Address: 906 Maryknoll Circle

Name: John + Brenda Yeagle Address: 904 Maryknoll Circle

Name: Brenda + Ken Adamich Address: 936 Maryknoll Circle

Name: [Signature] Address: 810 Snow Hill Ct

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

## Joe Kvapil

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**From:** Alexander Hoffmeister [ahoffmeister@wideopenwest.com]  
**Sent:** Monday, September 24, 2012 4:25 PM  
**To:** Joe Kvapil  
**Subject:** 934 Oakwood Ct.

Mr. Kvapil,

We are in receipt of the hearing notice regarding the variation request at 934 Oakwood Ct., as well as a proposed site plan and elevation that your office kindly provided. Unfortunately neither one of us is able to attend the hearing in person. We have however perused the documents and walked by the site of the proposed addition, and we are against granting the requested variation. The pond upon which the Clarke residence is located is arguably the most attractive feature of our neighborhood. Both the pathway which encircles the pond and the generous setback of the surrounding homes lend an inviting and very open feel to the area. It is our considered opinion that encroaching upon the established setback would detrimentally alter the appearance and feel of the pond area to a substantial degree. The setback requirement was wisely put in place specifically to preserve the open look and feel of our neighborhood, and we do not believe that this variation would be in keeping with previous intent or established precedent. Thank you for your consideration of our objection.

Sincerely,

Alexander F. Hoffmeister  
Cassandra W. Hoffmeister  
874 Baker Ct.

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SEP 25 2012

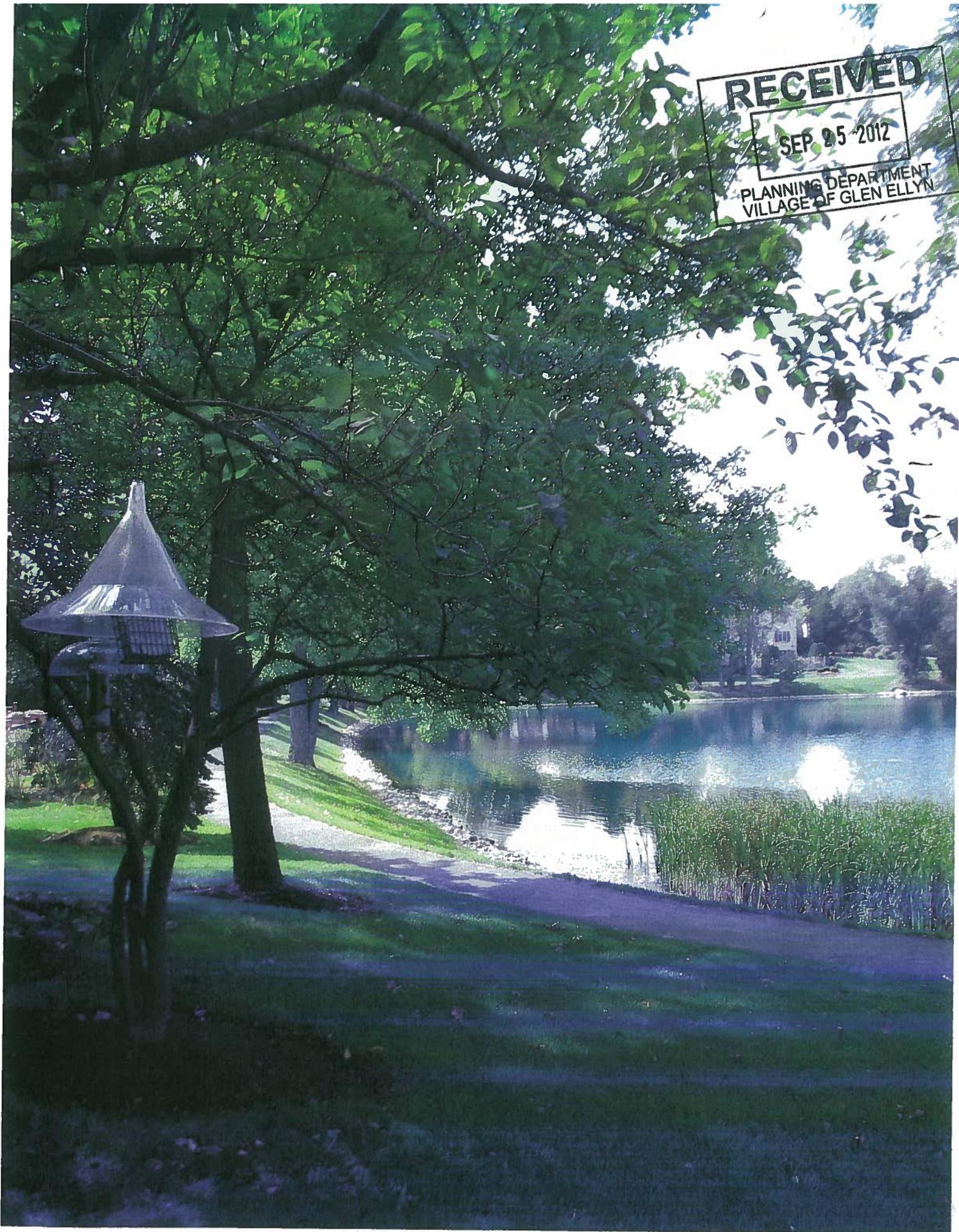
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VILLAGE OF GREENEVELL, NY



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SEP 25 2012

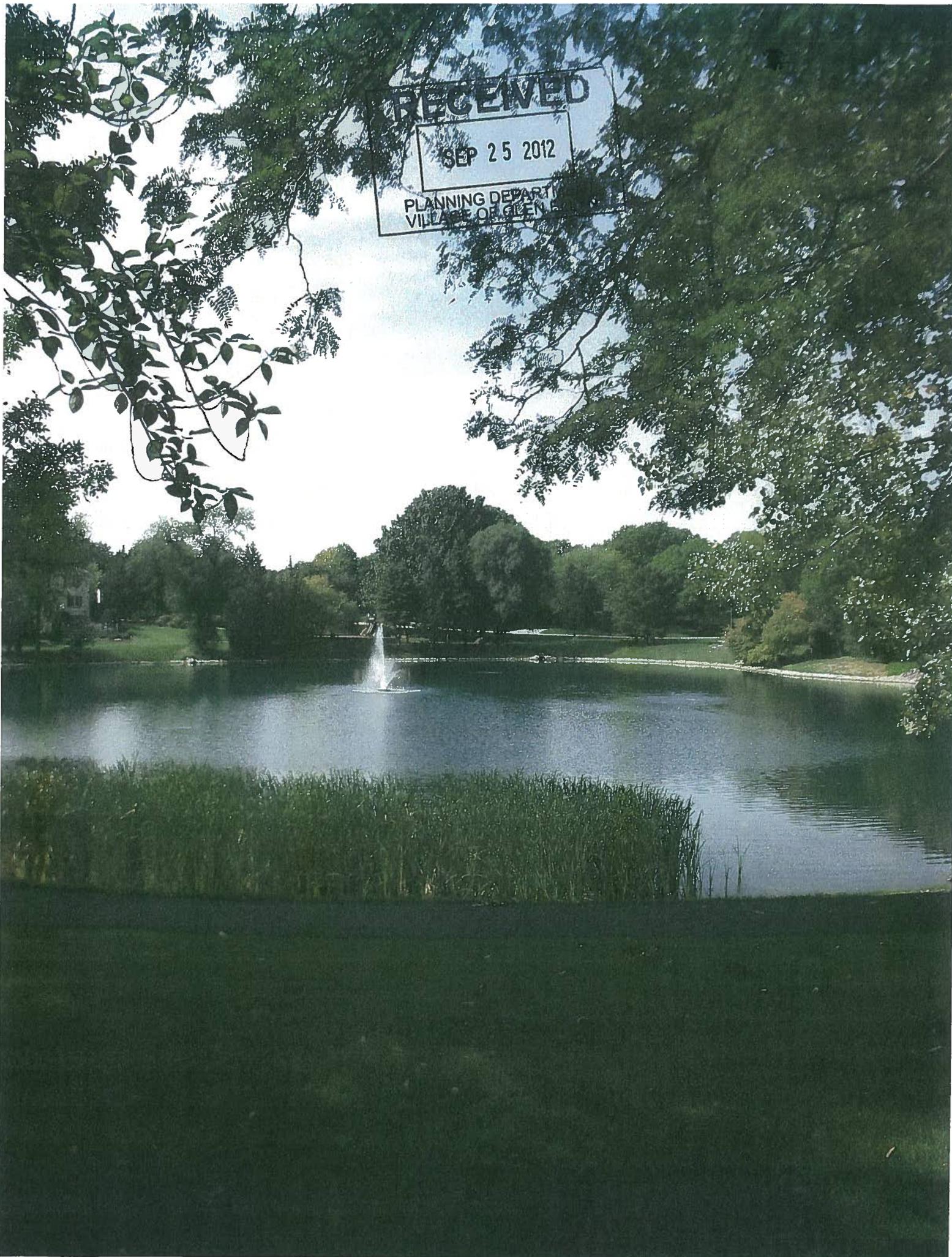
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VILLAGE OF GLEN ELLYN



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PLANNING DEPARTMENT  
VILLAGE OF GLENVIEW



**RECEIVED**

SEP 25 2012

PLANNING DEPARTMENT  
VILLAGE OF GLEN ELLYN



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**SEP 25 2012**

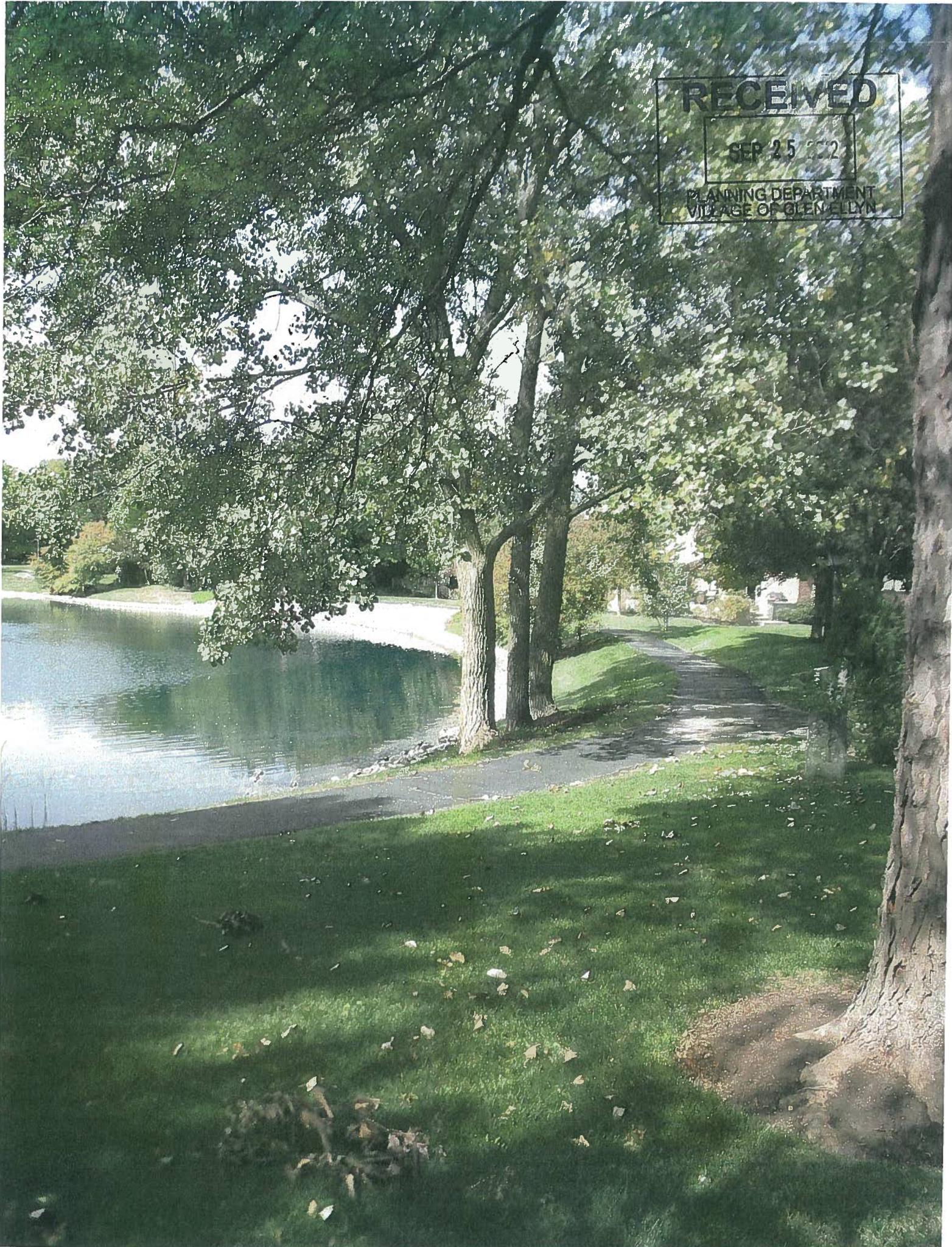
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VILLAGE OF GLEN ELLYN**



**RECEIVED**

SEP 25 2012

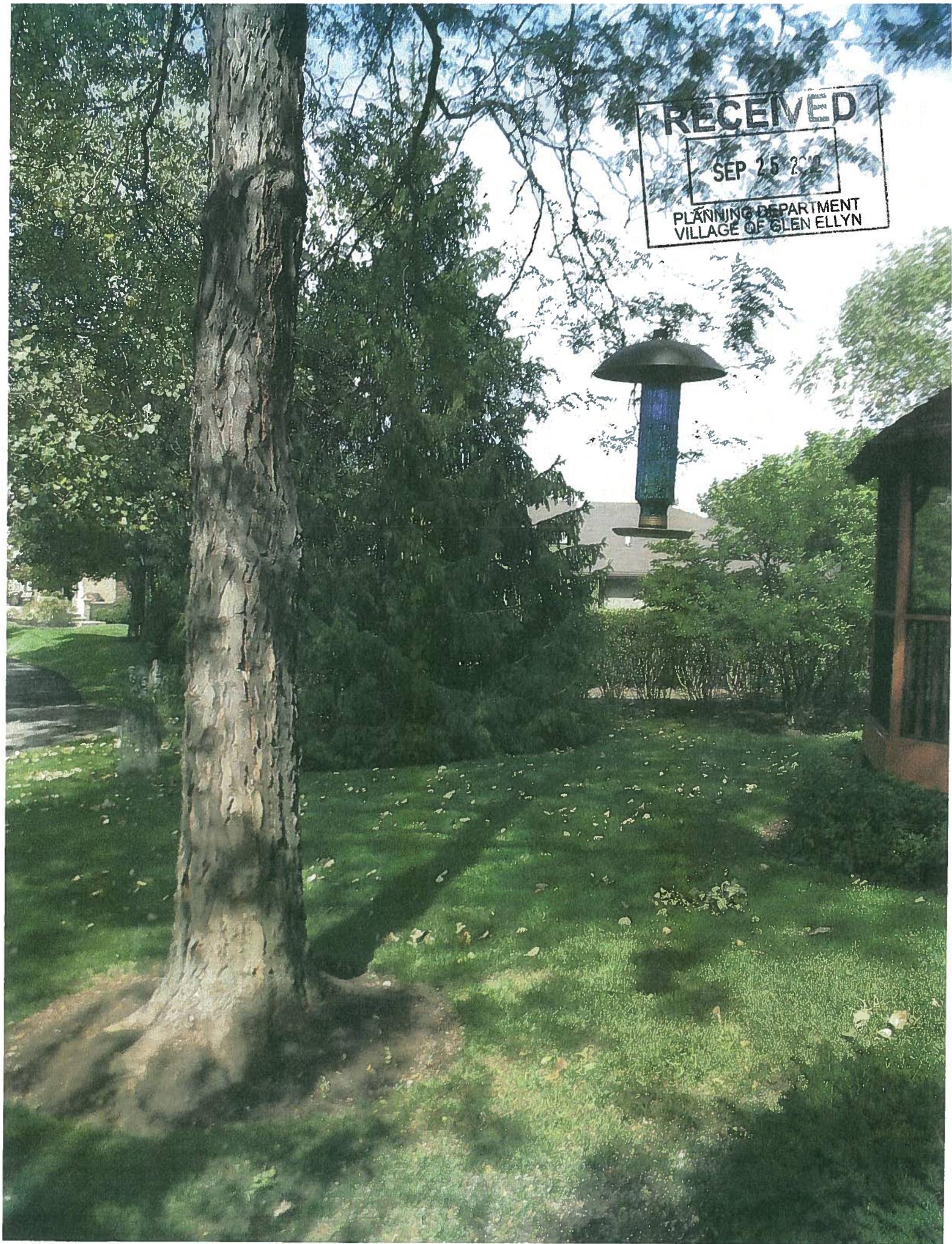
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VILLAGE OF GLEN ELLYN



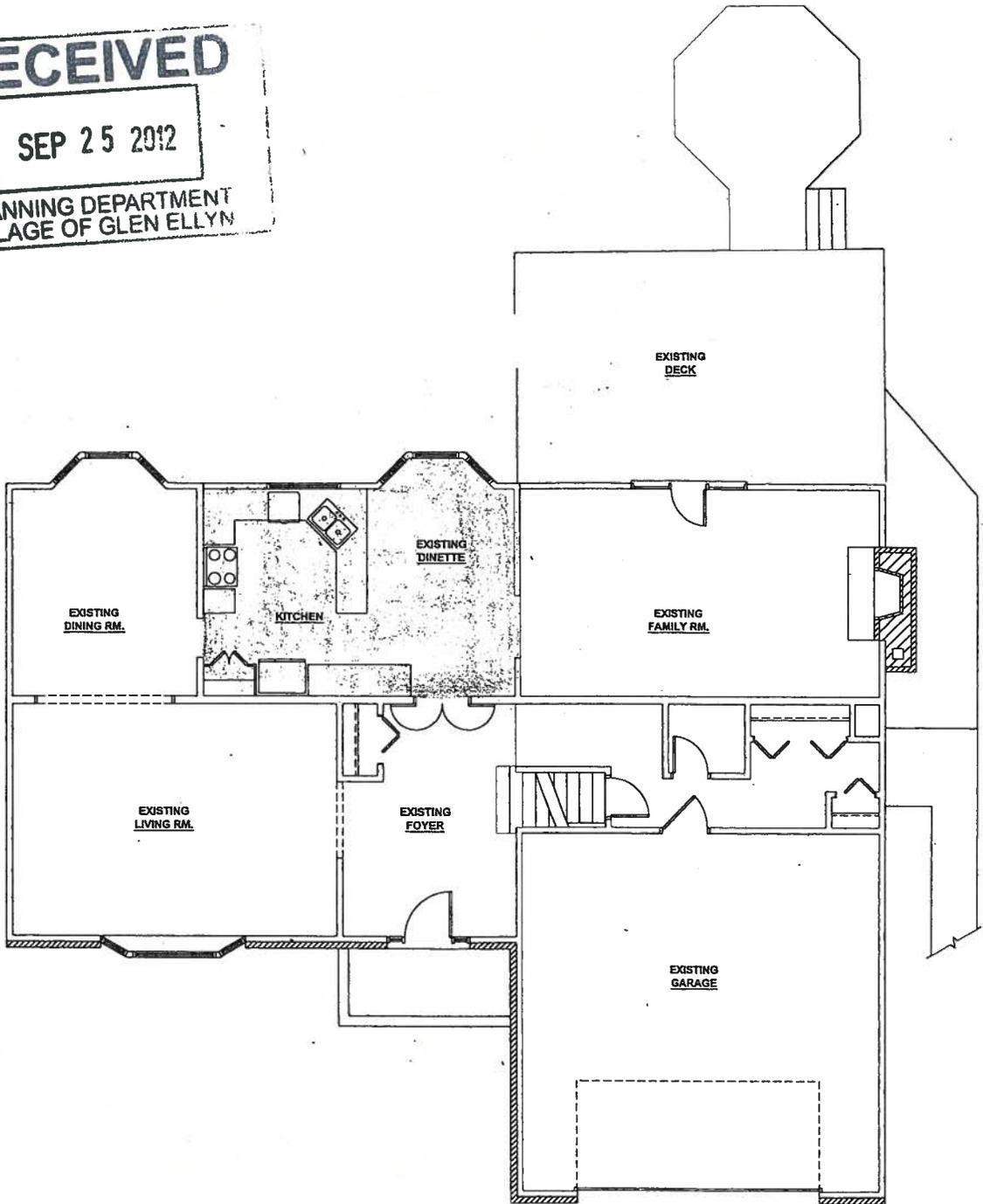
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SEP 25 2012

PLANNING DEPARTMENT  
VILLAGE OF GLEN ELLYN



**RECEIVED**  
SEP 25 2012  
PLANNING DEPARTMENT  
VILLAGE OF GLEN ELLYN



EXISTING FLOOR PLAN

A-66

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**MEMORANDUM**

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**TO:** Julius Hansen, Public Works Director  
**FROM:** Dave Buckley, Assistant Public Works Director  
**DATE:** October 8, 2012  
**RE:** Backup Rock Salt – Recommendation FY13 & FY14

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**Background**

The Village has historically purchased our bulk rock salt utilized for snow and ice management from the State of Illinois Joint Purchase Program. This program has served us well for many years. Still, we have also secured pricing for the emergency purchase of rock salt in the event the State cannot deliver salt or our allocation through the State exceeds its contractual limits. Pricing is typically secured as an add-on to our snow hauling contract. We used the Backup Rock Salt Contract in FY11 when the minimum purchase level for the State of IL contract was met and the Backup Contract prices were over 30% cheaper per ton.

**Issues**

This year we again included the emergency salt in the snow hauling contract for the next two years. A bid tab is attached showing the proposals and pricing received. Prices submitted for salt delivery were reduced by approximately 10% compared to previous contract pricing. Detroit Salt proposed a \$53.12 per ton price for the 600 tons requested for FY13 and \$54.37 per ton for FY14.

**Recommendation**

Based solely on pricing, I recommend approval of the contract with Detroit Salt Company.

**Action Requested**

Motion to approve award of a two year contract to Detroit Salt Company of Detroit, Michigan, to provide emergency backup rock salt on an "as needed" basis in the not to exceed annual amount of \$33,000 to be expensed to the FY13 and FY14 Motor Fuel Tax Budgets.

**Attachments**

Rock Salt Bid Tab



A-6H

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**MEMORANDUM**

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**TO:** Mark Franz, Village Manager *MF*

**FROM:** Julius Hansen, Public Works Director  
Bob Minix, Professional Engineer *Bob Minix*

**DATE:** October 16, 2012

**SUBJECT:** Recommendation for Approval of an Engineering Services Agreement for the Duane – Lorraine Daily Fee Parking Lot Reconstruction Project – Engineering Resource Associates



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**INTRODUCTION / SUMMARY**

In August and September 2012, the Village Board approved engineering service agreements for five engineering projects including three 2013 street improvement projects, the Duane – Glenwood Metra Parking Lot and the Roosevelt Road Water Main Replacement Study. These contract awards were based on staff recommendations derived from a review of proposals submitted in response to the Request for Proposal developed and distributed to thirteen consultants. A total of six projects were included in the RFP. This memorandum includes a recommendation for the sixth and final project, namely the detailed design engineering leading to the reconstruction of the Duane – Lorraine parking lot, tentatively scheduled for construction in 2014.

**PROJECT**

The existing Duane – Lorraine facility was constructed as an “interim” parking lot in 1994 (see attached drawing) and now needs to be completely reconstructed according to current Village standards. The scope of the project will include lighting and various streetscape / landscape improvements. In conjunction with other Village staff, the engineer will assess and recommend a contemporary strategy for collecting parking fees so that an efficient and reliable methodology can be implemented with the project. Green construction concepts will be incorporated into the reconstruction of the facility with suitable grant applications made for possible funding of green initiatives. Construction will take place no sooner than 2014. Total estimated construction cost of the project is \$1,200,000.

**ISSUES AND ITEMS OF INTEREST**

1. The Duane – Lorraine lot was constructed in 1994 in conjunction with the Glen Ellyn Library building, relocating the daily fee lot from the corner of Prospect and Duane to a site centered on the intersection of Duane and Lorraine. At that time due to unknowns associated with: remediation of the site, possible redevelopment interest, the distance between the lot and the train station, citizen concerns and permanent parking lot costs, the 240 space facility was constructed with a temporary Special Use Permit featuring limited improvements.

2. In addition to daily uses – primarily commuters – a handful of spaces on the west side of the parking lot are made available for Library employee parking.
3. The existing lot has more than exceeded its useful life and a full reconstruction of the facility to current pavement, lighting, stall-numbering and stormwater management codes and standards is proposed.
4. The existing geometry, access and layout of the parking facility will be subject to revision as the consultant performs assessments and design work.
5. Any new payment technologies will likely need to be integrated into the basic layout of the reconstructed facility to avoid payment queues extending out into the roadway.
6. “Green” infrastructure technologies will be investigated and emphasized for parking lot construction, including making applications for partial funding of innovative or qualifying stormwater management features.
7. Parking lot designs will be reviewed by the Plan and Architectural Review commissions.
8. Funding for engineering and construction of the will be primarily from the Parking Fund.

#### **AGENDA ITEM(S) DESCRIPTION**

##### Duane – Lorraine Daily Fee Parking Lot Project:

Motion to approve an engineering services agreement with Engineering Resource Associates of Warrenville for design of the Duane – Lorraine Daily Fee Parking Lot Reconstruction Project, in the amount of \$95,000 (including a 6% contingency) to be expensed to the FY13 Parking Fund.

The Duane – Lorraine Parking Lot Reconstruction Project will replace the existing 240 space daily fee facility located west of the Glen Ellyn Library that was built in 1994 with a limited scope of improvements. The proposed project will include complete reconstruction including curbs, pavement, lighting and landscaping. Contemporary payment facilities and green-oriented infrastructure management techniques will be incorporated into the design. The engineering project will include data acquisition and field surveys; a geotechnical investigation; various stormwater, fee collection, space numbering, layout, lighting and landscaping evaluations; project plan preparation; board and commission reviews; cost estimates; permit and grant applications; bid document preparation; and bidding assistance. Consultant selection was based on a review of responses to a request for proposal, with the ERA team selected from a group of three consultants on the basis of extensive and successful Village experience, project team makeup and excellent written submittal.

#### **CONSULTANT SELECTION**

While the Request for Proposal was distributed to 13 consultants, only three firms submitted proposals for the design of the Duane – Lorraine parking lot reconstruction project, as shown on the following table:

<b>Duane – Lorraine Daily Fee Parking Lot Reconstruction Project</b> Responses to RFP dated July 27, 2012		
<b>Consultant</b>	<b>Estimated Personnel Hours</b>	<b>Estimated Fee</b>
<b>Engineering Resource Associates</b>	<b>866</b>	<b>\$89,700</b>
<b>V3 Companies</b>	<b>628</b>	<b>\$74,400</b>
<b>Conservation Design Forum</b>	<b>775</b>	<b>\$90,265</b>

Engineering Resource Associates submitted an excellent proposal (excerpts enclosed) and is judged to be the most qualified consultant for the project. The company's proposal included a compelling section devoted to project elements and possible innovative approaches. ERA has provided outstanding design engineering services for numerous Village projects including recent major projects such as the 2012 Hawthorne Reconstruction and 2010 Bryant Avenue – Thain's Addition Improvements, with both projects having construction costs of \$4 million or greater. Parking lot projects performed by the firm include the Village's Main – Pennsylvania facility constructed in 1999 and the 2010 Cosley Farm parking lot expansion which featured green infrastructure elements including a rain garden, bioswale and permeable brick pavers. The proposed consultant team includes Gary R. Weber Associates for landscaping design; this team is part of the consultant group currently involved with the Village's downtown streetscape and parking lot concept design project.

On the basis of their proposal, ERA is recommended for the assignment. With a 6% contingency, the total appropriation for the project would be \$95,000 in FY-13 Parking Fund monies, Account No. 53000-580100 (capital projects). Current on-hand budgeted dollars for parking lot design are \$85,000; the additional \$10,000 needed is available from the miscellaneous repair/construction portion of the Parking Fund capital project account.

#### ATTACHMENTS

1. Interim Commuter Parking Lot Plan
2. Excerpt from the ERA Proposal

cc: Kristen Schrader, Assistant to the Village Manager – Administration  
Staci Hulseberg, Planning and Development Director  
Phil Norton, Police Chief  
Christina Coyle, Assistant Finance Director  
Jeff Perrigo, Civil Engineer





## DUANE - LORRAINE COMMUTER LOT

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### ***Project Background***

The Duane – Lorraine Daily Fee Commuter Parking Lot was constructed in 1994 as a temporary facility. The lot is located adjacent to the north side of Duane Street at the intersection with Lorraine Road. It is bounded on the north side by the Illinois Prairie Path, on the east by the Glen Ellyn Public Library and by residential properties on the west.

The facility provides 239 daily fee, individually numbered, commuter parking spaces. It is about ½ mile west of the Metra Glen Ellyn railroad station. Access between the parking lot and the station is primarily along the Prairie Path and public sidewalks.

Daily parking fees are collected through a cash-only pay box at the corner of Prospect Avenue and the Prairie Path.

The lot is generally in poor condition. The bituminous surface shows extensive transverse, lateral and alligator cracking. There are several areas that show evidence of poor drainage and frequent ponding. Lighting is provided by cobra head fixtures mounted on five wooden poles. There are north/south overhead utility lines running through the center of the lot. There is also an east/west water main along the north edge of the lot.

The Village of Glen Ellyn desires to reconstruct the lot in 2014 with a new facility conforming to current Village standards. Proposed improvements include curb and gutter, a new drainage system incorporating best management practices (BMPs), a better fee collection system, landscaping and streetscape elements. The preliminary estimate of probable construction cost is approximately \$1,200,000.

### ***Project Elements and Innovative Approach***

The Duane – Lorraine Parking lot project will present several challenges and unique issues. The following is a summary of our understanding of the primary project elements and our innovative approach to address them and ensure the successful completion of the project.

1. The current fee collection system is inefficient and inconvenient. Commuters walk about 500 feet from the lot to get to the fee collection box. They need to remember their parking space number and they need to have exact change. The separation also makes enforcement difficult, requiring monitors to manually check the box, note unpaid numbers and then travel to the lot to determine which unpaid spaces are occupied. Fee collection systems are evolving rapidly. New systems are more automated and allow payment with cash or credit cards. Many systems also accommodate monthly subscriptions. There are options to employee fee collection companies also. These





## DUANE - LORRAINE COMMUTER LOT

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systems and operators often come with their own quirks and don't always work as well as advertised. We will thoroughly research the available options, review historical performance and work with Village of Glen Ellyn staff to select a system that best meets current and future needs.

2. Using paint to mark parking spaces may not work as well as overhead signage. Paint is harder to maintain and can sometimes be difficult for commuters to read accurately. We will evaluate the cost and other issues associated with alternative numbering options.
3. Our project work plan includes a high level of public input and coordination concentrating on addressing concerns over landscaping and streetscape elements, parking demands, drainage issues, construction impacts and access restrictions.
4. The current configuration includes a single entrance and exit in line with Lorraine Road. The intersection with Duane Street is skewed and sight lines are, at best, awkward. We may want to consider creating more than one entrance and exit and placing them at better locations.
5. Being adjacent to the Prairie Path and the Glen Ellyn Library as well as being close to the downtown, special consideration will need to be given to incorporating downtown streetscape elements, decorative lighting and landscaping improvements into the project. We are very pleased to be working with Gary R. Weber Associates, Inc. (GRWA) on this project. GRWA has worked closely as landscape architects and planners with ERA on several similar projects in Wheaton, Naperville, Itasca and Winfield.
6. This project will provide a good opportunity to incorporate BMPs and drainage system improvements to enhance the quality of water coming off the site and to reduce flooding and ponding issues. Enhancements may include bio-swales, hydrodynamic separators, permeable pavement, rain garden islands and other water quality measures. Incorporation of BMPs will help the project conform to the DuPage County stormwater ordinance and will reduce the volume of required detention storage. Use of BMPs will also make the project eligible for more grant opportunities such as IEPA's Illinois Green Infrastructure Grant Program for Stormwater Management (IGIG). ERA has successfully helped several municipalities receive grant funds for similar projects.
7. The State of Illinois Public Act 96-1416 for New Clean Construction or Demolition Debris (CCDD) requires that plans and specifications must be prepared in a manner that clearly





## DUANE - LORRAINE COMMUTER LOT

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defines the contractor's responsibility regarding the removal and disposal of excavated materials from the site. This may be accomplished, in part, by reviewing soil maps of the area. To minimize the impact on project cost and schedule, ERA typically has boring samples taken as part of the geotechnical investigation. The samples are tested on site with the use of a photo ionization detector (PID) and the readings are recorded with the boring logs. Including the results with the soils boring logs in the contract documents allows bidders to gain a better understanding of the materials that may be encountered during construction. This can ultimately result in lower prices for items associated with excavation.

### **Work Plan**

ERA will provide engineering services in accordance with the following work plan.

1. **Project Meetings and Coordination** – The following meetings are anticipated during the design phase of this project:
  - a. Kick-Off Meeting – Meet with Village of Glen Ellyn staff to discuss project issues, compile background information and initiate project.
  - b. Status Meetings – Meet with village staff during design period to review status and discuss relevant issues. We anticipate four status meetings with village staff.
  - c. Stakeholder Meetings – Meet with various stakeholders such as the Glen Ellyn Police Department, Glen Ellyn library, commuters and local residents to discuss project elements and concerns.
  - d. Public Meetings – Present the proposed project to stakeholders and the Village Board (if required) to review project elements and costs and receive comments.
  - e. Attend pre-bid and pre-construction conferences.
  
2. **Data Acquisition** – This task includes the acquisition of data available from various sources to aid in the inventory and delineation of existing conditions. The following items will be obtained:
  - a. Existing parking lot and adjacent roadway plans provided by the Village
  - b. GIS data from Village
  - c. Aerial base tax maps
  - d. Public utility atlases (storm, sanitary, water)
  - e. Private utility atlases (gas, electric, telephone, cable T.V.)
  - f. DuPage County topographic mapping and GIS information





## DUANE - LORRAINE COMMUTER LOT

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3. **Geotechnical Analysis** – This task includes obtaining pavement cores and soil borings along within the parking lot project area. It is anticipated that five borings to a depth of approximately 7.5 feet will be acquired. The samples will be tested on site with the use of a photo ionization detector (PID) and the readings will be recorded with the boring logs. Including the results with the soils boring logs in the contract documents allows bidders to gain a better understanding of the materials that may be encountered during construction. This work will be performed by our geotechnical sub-consultant.
4. **Field Survey** – This task will include a topographic survey across the project limits. The field survey will be performed using our in-house electronic total stations and data recorders. The survey will be done in state plane coordinates for ease in use with the village's GIS system. Survey information will be downloaded directly into our AutoCAD based electronic drafting system. The following planimetric features will be surveyed:
  - a. Vertical and horizontal locations of topographic features within the project area including hydrants, valves, manholes, inlets, power poles, edge of pavement, sidewalks, signs, driveways and found property corners.
  - b. All trees within and adjacent to the project area will be surveyed. The breast height diameter of each tree will also be measured.
  - c. Driveways, sidewalks and structures located within 25 feet of the project limits will be located.
  - d. Inventory and survey of utility structures including rim to invert depths, pipe types and sizes.
  - e. Cross streets will be surveyed 100 feet beyond the centerline of the intersecting street.
5. **Base Plans** – Information compiled from the field survey and data gathering tasks will be combined to produce base plans at a scale of 1" = 20' of the existing conditions. Base plan sheets will be prepared using our AutoCAD based system conforming to Village of Glen Ellyn graphic standards. Base plans will be submitted to the village and private utility companies for review and comments.
6. **Analysis and Evaluation** – ERA will analyze and evaluate the following design elements for this project.
  - a. **Hydrology and Hydraulics** – ERA will perform a detailed analysis of stormwater hydrology and hydraulics within and adjacent to the project area. The assessment will include an evaluation of existing storm sewers within the right of way. ERA will evaluate existing sewers capacity, size new storm sewers to convey the 5-year or 10-year storm event, provide recommendations for new storm sewer routing, provide recommendations for storm sewer depths, provide recommendations for required





## DUANE - LORRAINE COMMUTER LOT

detention volume, provide recommendations for miscellaneous stormwater improvements, etc. It is assumed that receiving downstream storm sewers will not be improved and new storm sewers will have to tie in appropriately.

This task includes evaluation of BMP alternatives and design of proposed BMP improvements. It is anticipated that this may include conversion of the existing ditches to bio-swales, a new hydrodynamic separator, use of permeable pavement and rain garden islands.

- b. **Fee Collection and Space Numbering Systems** – This task includes research and evaluation of alternatives to provide a more effective and efficient fee collection system and a better parking space numbering system. We will work closely with staff and stakeholders including commuters and enforcement officials. It is anticipated that this work will include identification of options, research of their historical problems and effectiveness, distribution of questionnaires and individual interviews.
  - c. **Layout, Lighting and Landscaping** – We will work closely with staff and GRWA to design alternative layouts and configurations to attempt to maximize parking spaces while providing better traffic flow and incorporating streetscape and landscape elements into the project. This task includes design for replacement of the existing lighting system with new lights that match the downtown standard, provide better light distribution and provide better security for the lot.
7. **Planning Coordination** – We will coordinate the proposed project elements with the Planning Department, the Architectural Review Commission (ARC) and the Plan Commission. This task includes submittal of alternative layout plans, streetscape elements and landscaping elements to each group for review and comments. This task also includes preparation of presentation materials and presentation of the project before the ARC and the Plan Commission.
8. **Plans, Specifications and Estimates (PS&E)** – This task includes the preparation of contract documents in accordance with Glen Ellyn and IDOT standard format utilizing AutoCAD 3D 2011. Final plans anticipate the following sheets.
- |    |   |         |
|----|---|---------|
| a. | Cover Sheet, Location Map and Index of Sheets | 1 sheet |
| b. | General Notes and Legend                      | 1 sheet |
| c. | Typical Sections                              | 1 sheet |
| d. | Summary of Quantities                         | 1 sheet |
| e. | Schedules of Quantities                       | 1 sheet |
| f. | Alignment, Ties and Benchmarks                | 1 sheet |
| g. | Geometric and Paving Plan                     | 1 sheet |





## DUANE - LORRAINE COMMUTER LOT

h.	Grading and Erosion Control Plan (incl. SWPPP plan)	1 sheet
i.	Drainage and Utility Plan	1 sheet
j.	Landscaping and Streetscape Plan	1 sheet
k.	Lighting Plan and Details	1 sheet
l.	Construction Details	2 sheets
<b>Total</b>		<b>13 sheets</b>

Specifications will be prepared in the format required for IDOT projects using Microsoft Office 2010. Village standard contract documents will be provided. The specifications will reference IDOT Standard Specifications and the village's standards. Bid documents and unit price bid item quantities will be included. Contract documents will include bid forms, notice to bidders, contract forms, bonding and insurance requirements and state and federal compliance requirements. PS&E will be submitted for review and approval at the 65%, 95%, and final bid documents stages of completion.

This task also includes the preparation of a preliminary and final engineer's opinion of probable construction cost for the proposed improvements. They will be prepared using our extensive database of recent unit prices on similar projects in the area.

9. **Permitting** – ERA will prepare and submit permit applications for the following regulatory authorities.
  - a. Village of Glen Ellyn Stormwater Permit – Preparation of a tabular stormwater permit application conforming to the new Village of Glen Ellyn and DuPage County requirements. This task includes response to comments and coordination with review consultants.
10. **Grant Assistance** – Identify and research grant funding opportunities including IEPA's IGIG program, DuPage County's Fee-in-Lieu funds, other similar programs and potential METRA contributions. We will also assist in preparing applications, coordinating with funding agencies and responding to comments.
11. **Bidding Assistance** – ERA will provide bidding assistance services as follows.
  - a. Issue notices to qualified bidders
  - b. Place project advertisements in Dodge Reports and other trade publications
  - c. Distribute documents to interested bidders. ERA will retain plan fees to offset printing costs
  - d. Attend pre-bid conference
  - e. Issue addenda if required
  - f. Respond to bidder questions





## DUANE - LORRAINE COMMUTER LOT

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- g. Attend bid opening
- h. Tabulate bids
- i. Investigate bidder qualifications and references
- j. Provide award summary
- k. Provide four sets of conformed contract documents for signing and ten additional sets of documents to the contractor for use during construction of the project.

### ***Project Schedule***

It is our understanding that the Village of Glen Ellyn desires to have the final plans and specifications complete and ready for bidding in 2014. ERA has the staff and resources available to fully staff the project for the duration of the design in order to meet this deadline. If the project schedule or scope of services changes, we have additional staff and resources available to accommodate the project. Our experience on similar assignments and ability to shift staff and resources will contribute to the ultimate success of this project. A graphical project schedule is provided on the following page.

### ***Project Staffing***

The following associates will serve as project team members on this assignment. Each is described in more detail in the Project Team section of the consolidated proposal binder. All of the team members have served in a similar role on several recent Village of Glen Ellyn projects.

- Project Manager – Steve Wegner, PE
- Project Director – Rod Beadle, PE, CFM
- Senior Project Engineer – John Mayer, PE, CFM
- Project Engineer – Brian Dusak, PE, CFM
- Water Resource Engineer – Marty Michalisko, PE, CFM
- Ecological Services Director – Erin Pande, PWS
- Landscape Architects – Gary R. Weber & Associates, Inc.
- Lead Surveyor – Brad Strohl, PLS
- Lead CADD Technician – Rick Tanner
- Soils Sub-Consultant – Rubino Engineering



ENGINEERING RESOURCE ASSOCIATES, INC.

**Duane - Lorraine Commuter Lot  
VILLAGE OF GLEN ELLYN  
PROPOSED PROJECT SCHEDULE**

PROJECT APPROACH	2012				2013											
	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY					
Project Initiation	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Data Acquisition																
Geotechnical Analysis																
Field Survey																
Base Plans and Profile Sheets																
Preliminary Engineering																
Village Review of Preliminary Engineering																
ARC and Plan Commission Presentations																
Revised Preliminary Engineering																
Stakeholder Meetings																
Village of Glen Ellyn Stormwater Permit 1st Submittal																
Village of Glen Ellyn Stormwater Permit 1st Review																
65% PS&E																
Village Review of 65% PS&E																
Village of Glen Ellyn Stormwater Permit 2nd Submittal																
Village of Glen Ellyn Stormwater Permit 2nd Review																
95% PS&E																
Village Review of 95% PS&E																
100% PS&E and Issue for Bids (2014)																
Bidding Assistance (2014)																
Begin Construction (2014)																

Hour and Fee Summary

Village of Glen Ellyn  
Duane - Lorraine Parking Lot

Prepared By:  
Engineering Resource Associates, Inc.  
30-Aug-12

Multiplic Rates: 2.80

PD = Project Director  
DES = Director of Environmental Services  
PM = Project Manager  
PE = Project Engineer  
DE = Design Engineer  
ES = Environmental Specialist  
LS = Land Surveyor  
CC = Survey Crew Chief  
FT = Survey Field Technician  
CT = CAD Technician

Task	Change Order	Staff Title	PD	PM	PE	DE	ES	LS	CC	FT	CT	CL	Total	Hours	Fees
			\$198.00	\$164.00	\$94.00	\$20.00	\$98.00	\$33.00	\$34.25	\$23.00	\$35.00	\$21.25			
			\$198.00	\$164.00	\$94.00	\$20.00	\$98.00	\$33.00	\$34.25	\$23.00	\$35.00	\$21.25			
<b>DESIGN ENGINEERING</b>															
1. Project Meetings and Coordination			4	8	12	4	0	0	0	0	2	4	34		\$3,850
2. Data Acquisition			0	1	2	4	2	0	0	0	2	2	13		\$1,130
3. Geotechnical Report Analysis			0	2	4	0	0	0	0	0	0	0	6		\$889
4. Field Survey			0	2	0	0	0	2	16	8	0	0	28		\$2,542
5. Base Plans			0	1	2	2	0	0	0	0	24	2	31		\$2,944
6. Analysis and Evaluation			6	16	40	64	24	0	0	0	8	2	160		\$15,025
7. Planning Coordination			1	4	6	8	2	0	0	0	2	2	25		\$2,426
7. Plans, Specifications and Estimates															
65% Submittal			4	8	22	36	12	0	0	0	88	8	178		\$16,808
95% Submittal			2	6	14	28	8	0	0	0	64	8	130		\$12,051
Final Submittal			1	4	10	20	6	0	0	0	36	8	85		\$7,694
8 Permitting			1	2	4	8	0	0	0	0	4	2	21		\$1,911
9. Bidding Assistance			1	2	2	6	0	0	0	0	0	2	13		\$1,200
<b>Design Engineering Subtotal</b>			<b>20</b>	<b>56</b>	<b>118</b>	<b>180</b>	<b>54</b>	<b>2</b>	<b>16</b>	<b>8</b>	<b>230</b>	<b>40</b>	<b>724</b>		<b>\$68,270</b>
<b>Direct Costs</b>															
Landscape Architect - GRWA (See Attached Proposal)															\$14,920
Mileage															\$250
Printing															\$1,500
Soil Borings - Rubino															\$4,578
Shipping															\$200
<b>Subtotal, Direct Costs</b>															<b>\$21,448</b>
<b>Project Totals</b>															<b>\$89,718</b>

Direct Costs  
Landscape Architect - GRWA (See Attached Proposal)  
Mileage  
Printing  
Soil Borings - Rubino  
Shipping  
Subtotal, Direct Costs  
Project Totals



**GARY R. WEBER ASSOCIATES, INC.**  
 LAND PLANNING LANDSCAPE ARCHITECTURE

**DUANE - LORRAINE DAILY FEE COMMUTER PARKING LOT RECONSTRUCTION**

**SCOPE OF SERVICES - Planning and Landscape Architecture**

**Task 1 - Information Collection and Base Mapping**

Conduct site visitation, assist in analysis of existing conditions and existing plant materials. Coordination with current streetscape planning.

<b>PR Hours</b>	<b>SLA Hours</b>	<b>LA Hours</b>	<b>LD Hours</b>	<b>Support Hours</b>
4.00	2.00	0.00	4.00	2.00

**Task 2 - Conceptual Site Planning and Landscape Architecture**

Prepare alternative designs for parking layout, landscape treatments, streetscape elements and appropriate green construction concepts. Assist with budgetary cost opinions for all items.

<b>PR Hours</b>	<b>SLA Hours</b>	<b>LA Hours</b>	<b>LD Hours</b>	<b>Support Hours</b>
2.00	4.00	2.00	12.00	4.00

**Task 3 - Prepare Review Submittal to Planning Department, Architect Review and Plan Commission**

Present plans to ARC and Plan Commission. Refine plans and presentation material per review comments.

<b>PR Hours</b>	<b>SLA Hours</b>	<b>LA Hours</b>	<b>LD Hours</b>	<b>Support Hours</b>
8.00	0.00	4.00	8.00	2.00

**Task 4 - Final Landscape Plan**

Prepare final landscape plan and details for landscape work and streetscape elements. Revise plans as required per Village review.

<b>PR Hours</b>	<b>SLA Hours</b>	<b>LA Hours</b>	<b>LD Hours</b>	<b>Support Hours</b>
4.00	8.00	24.00	40.00	2.00

**Task 5 - Project Meetings**

Participate in two (2) meetings including presentations and meetings with Village staff.

<b>PR Hours</b>	<b>SLA Hours</b>	<b>LA Hours</b>	<b>LD Hours</b>	<b>Support Hours</b>
6.00	0.00	0.00	0.00	0.00

<b>Personnel</b>	<b>Rate</b>	<b>Hours</b>	
Principal	148.00	24.00	\$3,552.00
Senior Landscape Architect	122.00	14.00	\$1,708.00
Landscape Architect	105.00	30.00	\$3,150.00
Landscape Designer	85.00	64.00	\$5,440.00
Support	52.00	10.00	\$520.00
<b>Sub Total:</b>			<b>\$14,370.00</b>
<b>Plus Direct Costs:</b>			<b>\$550.00</b>
<b>Total:</b>			<b>\$14,920.00</b>

Workshop 4  
A-CI

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MEMORANDUM

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**TO:** Mark Franz, Village Manager  
**FROM:** Kevin Wachtel, Finance Director *KW*  
Christina Coyle, Assistant Finance Director *CC*  
**DATE:** October 16, 2012  
**RE:** Fiscal Year 2011/12 Comprehensive Annual Financial Report

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**Background**

Transmitted with this memo is the Village's Comprehensive Annual Financial Report, which contains the audited financial statements of the Village for its fiscal year ended April 30, 2012.

Each year, we schedule consent agenda action by the Village Board which formally receives the Comprehensive Annual Financial Report. This action is scheduled for Monday, October 22, 2012. Our auditor will be on hand at the Village Board meeting to provide a few comments on the audit and to answer any questions Village Board members may have.

Listed below are a few short-cuts to guide readers to points of interest:

Page(s)	Description
iv – ix	This is the transmittal memorandum for the audit. The objective of this memorandum is to communicate basic information about the Village and its governing structure as well as to introduce the concept of fund accounting and the Village's budgetary controls. Also included is a brief discussion of significant projects and initiatives addressed during the past fiscal year.
1 – 2	This is the auditor's opinion letter. We have again received an "unqualified" audit opinion, which is the best possible outcome resulting from the independent audit process. An "unqualified" opinion means that no exceptions were noted which would result in any material misstatement of financial information presented.
MD&A 1 - MD&A 19	Immediately following the auditor's opinion letter is Management's Discussion and Analysis, a narrative summary of the results of Village operations and financial position as of April 30, 2012. This is perhaps the best place for a casual reader to focus their attention for an overview of total Village financial operations for the year.
59 - 60	These pages show a concise view of General Fund revenues and expenditures compared to the previous fiscal year. Original and final revised budget figures are also presented.

Once adopted, the full Comprehensive Annual Financial Report will be posted on our website.

**Action Requested**

Motion to receive the Village's Comprehensive Annual Financial Report for the fiscal year ended April 30, 2012 at the October 22, 2012 Village Board meeting.

**Attachments**

- Fiscal Year 2011/12 Comprehensive Annual Financial Report

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MEMORANDUM

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A-6J

**TO:** Mark Franz, Village Manager  
**FROM:** Kevin Wachtel, Finance Director *KW*  
**DATE:** October 17, 2012  
**RE:** Property Tax Resolution of Intent

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**Background**

As part of the annual property tax process, State statute requires the Village to adopt a resolution estimating the tax levy at least 20 days prior to passage of the final tax levy ordinance. This estimate does not preclude modifications prior to the passage of the final tax levy, currently scheduled for November 26, 2012.

**Action Requested**

Village Board adoption of the attached proposed resolution at the October 22, 2012 regular meeting.

**Attachments**

- An excerpt from the Illinois Compiled Statutes setting the requirement for the proposed resolution.
- Proposed resolution. Amounts may be changed prior to final approval of the property tax levy.
- Truth in Taxation notice scheduled for publication in the Nov 1, 2012 Glen Ellyn News.

(35 ILCS 200/18-60) 3

Sec. 18-60. Estimate of taxes to be levied. Not less than 20 days prior to the adoption of its aggregate levy, hereafter referred to as "levy", the corporate authority of each taxing district shall determine the amounts of money, exclusive of any portion of that levy attributable to the cost of conducting an election required by the general election law, hereafter referred to as "election costs", estimated to be necessary to be raised by taxation for that year upon the taxable property in its district.

(Source: P.A. 82-102; 88-455.)

Resolution No. \_\_\_\_\_

**A Resolution to Record the Determination of the  
Corporate Authorities of the Village of Glen Ellyn  
of the Amounts of Money Estimated to be Necessary to be  
Raised by Taxation on Taxable Property for the Fiscal Year  
Beginning May 1, 2012, and Ending April 30, 2013**

**Whereas**, Chapter 35, Section 200/18-60 of the Illinois Compiled Statutes requires that not less than twenty (20) days prior to the adoption of its aggregate levy, the Board of Trustees of the Village of Glen Ellyn shall determine the amount of money estimated to be necessary to be raised by taxation for that year upon the taxable property in the Village; and

**Whereas**, the Board of Trustees of the Village of Glen Ellyn has determined that the amount required to be raised by property tax for the benefit of the Village for the fiscal year beginning May 1, 2012, and ending April 30, 2013, is Six Million Four Hundred Sixty Three Thousand Seven Hundred Thirty Six Dollars (\$6,463,736) for public safety, capital improvements and debt service purposes; and

**Whereas**, the Board of Trustees of the Glen Ellyn Public Library has determined that the amount required to be raised by property tax for the benefit of the Library for the Fiscal Year beginning May 1, 2012, and ending April 30, 2013, is Four Million Forty Eight Thousand Five Hundred Thirty Four (\$4,048,534) for operational, liability insurance, retirement benefit, audit, and debt service purposes;

**Now, therefore be it resolved by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois**, in the exercise of its home rule powers, as follows:

**Section One:** The estimate of the amount of money necessary to be raised by taxation for the year 2012 on the taxable property in the Village of Glen Ellyn to meet the

operating budgets of the Village of Glen Ellyn (\$5,869,186) and the Glen Ellyn Public Library (\$3,559,628) exclusive of election and debt service costs, is determined by the President and Board of Trustees to be Nine Million Four Hundred Twenty Eight Thousand Eight Hundred Fourteen Dollars (\$9,428,814).

**Section Two:** The amount of property tax extended upon the 2011 property tax levy ordinance including abatements, exclusive of election and debt service costs, was Eight Million Forty Three Thousand Two Hundred Twenty Two Dollars (\$8,043,222); and the amount estimated to be levied upon the 2012 property tax levy ordinance to be hereafter adopted (\$9,428,814) is 117.2% of the amount of property taxes extended upon the 2011 tax levy ordinance.

**Section Three:** The Finance Director of the Village of Glen Ellyn is hereby authorized and directed to prepare tax levy ordinances based upon this estimate and to present such tax levy ordinances for passage and approval not less than twenty (20) days after this determination of the amount required to be raised by taxation on taxable property within the Village.

**Section Four:** This Resolution shall be in full force and effect from and after its passage and approval.

**Passed** by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this

\_\_\_\_\_ day of \_\_\_\_\_, 2012.

**Ayes:**

**Nays:**

**Absent:**

**Approved** by the Village President of the Village of Glen Ellyn, Illinois, this

\_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Village President of the Village  
of Glen Ellyn, Illinois

**Attest:**

\_\_\_\_\_  
Village Clerk of the Village  
of Glen Ellyn, Illinois

**NOTICE OF PROPOSED TAX INCREASE FOR THE  
VILLAGE OF GLEN ELLYN FOR 2012**

- I. A public hearing to approve a proposed property tax levy increase for the Village of Glen Ellyn for 2012 will be held on November 13, 2012 at 7:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center at 535 Duane Street, Glen Ellyn.

Any person desiring to appear at the public hearing and present testimony to the taxing district may contact Mark Franz, Village Manager, 535 Duane Street, Glen Ellyn, IL, 630-469-5000.

- II. The corporate and special purpose property taxes extended or abated for 2011 were \$8,043,222.

The proposed corporate and special purpose property taxes to be levied for 2012 are \$9,428,814. This represents a 17.2% increase over the previous year.

- III. The property taxes extended for debt service and public building commission leases for 2011 were \$2,134,609.

The estimated property taxes to be levied for debt service and public building commission leases for 2012 are \$1,083,456. This represents a 49.2% decrease over the previous year.

- IV. The total property taxes extended or abated for 2011 were \$10,177,831.

The estimated total property taxes to be levied for 2012 are \$10,512,270. This represents a 3.3% increase over the previous year.

A-7

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**MEMORANDUM**

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**TO:** Mark Franz, Village Manager

**FROM:** Staci Hulseberg, Planning & Development Director  
Joe Kvpil, Building and Zoning Official

**DATE:** October 16, 2012

**RE:** October 22, 2012 Village Board Meeting – Zoning Variation Requests  
207 East Road



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**Background**

Edward Moore and Erica Rogers, the property owners of 207 East Road, are requesting approval of two variations from the Glen Ellyn Zoning Code as follows: Section 10-5-5(B)(4)14c to construct a detached garage addition increasing the garage area to 692 square feet in lieu of the maximum permitted detached garage area of 660 square feet, and Section 10-4-8(E)1 to construct a detached garage addition that increases the lot coverage ratio to 20.57 % in lieu of the maximum permitted lot coverage ratio of 20%. The subject property is an interior lot located on the east side of East Road in the R2 Residential District. Notice of the public hearing was published in the Daily Herald on September 7, 2012. The Zoning Board of Appeals conducted a public hearing on the requested variation on Tuesday, September 25, 2012. At the meeting, two persons spoke in opposition to the variation requests and one person who was not opposed to the variation requests offered comments.

**Issues**

The Zoning Board of Appeals was in favor of the variations because they felt that there are practical difficulties or particular hardships in the application of the Zoning Code regulations on this property and that the conditions on this property are unique and not generally applicable to other properties in this zoning district. The variations allow the existing garage to be put to a higher and better use and contain an additional vehicle that would otherwise be parked on the driveway closer to the adjacent property. The extent of the variation is minimal and results in only 64 square feet of garage area over the maximum allowed lot coverage area and 32 square of garage area over the maximum allowed garage area.

**Recommendation**

At the public hearing on September 25, 2012, the Zoning Board of Appeals voted on a motion to recommend approval of the requested variations which carried with four (4) “yes” votes and one (1) “no” vote. In accordance with this recommendation, staff has prepared an ordinance to **approve** the requested variations.

**Action Requested**

It is requested that the Village Board consider the petitioners' request, the recommendation offered by the Zoning Board of Appeals, and any further evidence or testimony presented at the Village Board Meeting and grant, deny or amend the requested variations.

**Attachments**

- Draft Minutes of ZBA meeting dated September 25, 2012
- Photo of the Subject Property
- Location Map
- Ordinance
- Notice of Public Hearing
- List of Addresses
- Petitioners' Application packet

CC: Edward Moore and Erica Rogers

~~proposed addition which is tucked away as presented by photographs presented at this meeting would not have an adverse impact on the neighbors.~~

~~ZBA Member Fasules moved, seconded by ZBA Member Loch, to close the public hearing. The motion carried unanimously by voice vote.~~

Motion

~~ZBA Member Constantino moved, seconded by ZBA Member Loch, that the Zoning Board of Appeals recommends that the Village Board approve the petitioners' request for a variation from Glen Ellyn Zoning Code Section 10-4-7(D)2 to allow the construction of a one-story home addition with a proposed 14'10" rear yard setback in lieu of the minimum required 50' rear yard setback for the property at 934 Oakwood Court. The recommendation for approval was based on practical difficulties regarding the lack of a location on the site for a permitted addition, the unique size of the lot as a third-acre that requires greater side yards and setbacks and that utility, stormwater and tree preservation requirements will be met.~~

~~The motion carried unanimously with five (5) yes votes as follows: ZBA Members Constantino, Loch, Fasules, Siligmuller and Acting Chairman Fried voted yes.~~

PUBLIC HEARING – 207 EAST ROAD

A REQUEST FOR APPROVAL OF TWO ZONING VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-5-5(B)(4)14c TO CONSTRUCT AN ADDITION TO AN EXISTING DETACHED GARAGE THAT WILL INCREASE THE GARAGE AREA TO 692 SQUARE FEET IN LIEU OF THE MAXIMUM PERMITTED DETACHED GARAGE AREA OF 660 SQUARE FEET. 2. SECTION 10-4-8(E)1 TO CONSTRUCT AN ADDITION TO AN EXISTING DETACHED GARAGE THAT WILL INCREASE THE LOT COVERAGE RATIO TO 20.57% IN LIEU OF THE MAXIMUM PERMITTED LOT COVERAGE RATIO OF 20%.

*(Edward Moore and Erica Rogers, owners)*

Staff Report

Building and Zoning Official Joe Kvapil stated that Edward Moore and Erica Rogers, owners of the subject property at 207 East Road, are requesting approval of two variations from the Glen Ellyn Zoning Code as follows: 1. Section 10-5-5(B)(4)14c to construct an addition to an existing detached garage that will increase the garage area to 692 square feet in lieu of the maximum permitted detached garage area of 660 square feet; 2. Section 10-4-8(E)1 to construct an addition to an existing detached garage that will increase the lot coverage ratio to 20.57% in lieu of the maximum permitted lot coverage ratio of 20%.

Mr. Kvapil stated that the subject property is in the R2 zoning district and is defined as an interior lot on the east side of East Road. The zoning and land use surrounding the

subject property is R2 single-family residential. He stated that a history of Village records indicates that no zoning variations have been granted for the subject property and that the home was constructed in 2003 with a fence permit issued in 2005. Mr. Kvpil indicated the proposed addition to the existing garage on a site plan and stated that the addition is approximately 8 feet wide and 21 feet long. He added that the owners propose to enlarge the existing garage by adding 180 square feet for a total garage area of 692 square feet. Mr. Kvpil stated that the maximum allowed garage area is 660 square feet; therefore, a variation is required. Mr. Kvpil added that the lot coverage ratio on the property is currently 18.97 percent per the documentation submitted when the house was built. He stated that a 500-square foot bonus for the garage is included in that percentage and, therefore, adding the 180 square feet additional area to the garage is counted in the lot coverage area and results in a 20.57 percent lot coverage ratio. Mr. Kvpil added that the proposed enlarged garage is intended to house three vehicles and is the minimum practical size for a garage in length and width for typical vehicles. He added that the zoning code allows up to four vehicles to be parked on a single-family lot in a residential area. Mr. Kvpil stated that the public hearing notice for this property inadvertently did not include the variation for the lot coverage ratio, however, the notice included a statement that other relief may be requested by the property owners at the public hearing. Mr. Kvpil stated that the disturbed area on the site will be less than 300 square feet; therefore, neither stormwater nor tree preservation approval will be required.

Mr. Kvpil displayed a plan highlighting the area of the addition and garage which he stated is compatible with the existing garage in size, shape, appearance, height and materials.

#### Petitioners' Presentation

Edward Moore, the petitioner, of 207 East Road, Glen Ellyn, Illinois indicated an unnecessary strip of impervious surface that can be removed if impervious surface exceeds the limit. Mr. Moore stated that when his family first moved to Glen Ellyn, he was taking the train downtown to work, however, when he began driving to work, a third car was necessary for his family as his wife also needed to drive to work and his children needed a car to attend school in another city. Mr. Moore added that he would like to keep the style of the garage and make it more useable for their cars. Mr. Kvpil responded to Acting Chairman Fried that the petitioner can enlarge the existing 512-square foot garage to 660 square feet without a variation but the garage will become a functional 3-car garage if it is increased to 692 square feet.

#### Responses to Questions from the ZBA

ZBA Member Constantino asked what reduction in size would be necessary to get the lot coverage at or below 20 percent. Mr. Kvpil responded 55 square feet and verified for ZBA Member Constantino that the requested variation would need to be reduced by approximately one-third. Mr. Kvpil clarified for ZBA Member Fasules that 500 square feet is deducted as a bonus for a detached garage and that the petitioners are requesting to add 180 square feet to their garage. Mr. Kvpil responded to Acting Chairman Fried that

the petitioners will need to add some type of pavement to access the overhead door and that the requirement is that no more than 50 percent of the required rear yard can be impervious surface (buildings and pavement). Mr. Moore responded to ZBA Member Siligmuller that some of his neighbors have indicated to him that they are in favor of the proposed garage.

#### Persons in Favor of or in Opposition to the Petition

Ken and Mary Ann Burke, 189 East Road, Glen Ellyn, Illinois were not in favor of the proposed project. Mr. Burke stated that he lives south of the petitioner and asked which direction the water will run off of the property. He added that the property of the people behind the petitioners is on a slope toward Park Boulevard. He also stated that a flood two years ago produced two inches of water and he expressed concern regarding adding more concrete in the subject area. Mr. Burke stated that when the petitioners' home was built approximately seven years ago, the garage was not allowed to be as large as the petitioner is now requesting it to be. He also asked if East Road will receive new sewers in the future and if the Village will remove any trees in the subject area, and Mr. Kvapil responded that that information can be provided prior to the Village Board meeting. Ms. Burke added that they have had their home floodproofed, however, both homes on the north and south side of their home have had trouble with water on the north wall of their homes. She stated she had hoped this project could be postponed until after new storm sewers are installed.

Pat Turley, 184 N. Park Boulevard, Glen Ellyn, Illinois stated he is a downstream homeowner and shared Mr. and Ms. Burke's concerns regarding the proposed project. Mr. Turley stated he is very familiar with the subject property and is not opposed to the expansion of the subject garage. Mr. Turley stated he lives at the corner of Park Boulevard and Revere Road and that the amount of watershed that flows through his yard can be significant and in certain rains can be up to 2 inches running through the common line in the neighborhood and onto the public walk which can become icy in the spring and fall. Mr. Turley stated he wants to be sure that the watershed is managed from any additional impervious surface. He also stated he was curious where the stormwater from the sump goes because water used to pool in the front yard but no longer does. He stated he assumes there is a storm sewer in East Road. Mr. Kvapil responded to Mr. Turley that he believes there are storm sewers in East Road but did not know where they were located and whether or not they are adequate. Mr. Kvapil added that when a drainage stormwater review is done, the entire property is thoroughly reviewed. Mr. Turley concluded by stating that he is speaking to express concern regarding sump pump water management and runoff.

#### Comments from the ZBA

Four of the five ZBA Members present were in favor of the proposed variation requests. ZBA Member Loch who was in favor wanted to be sure that impervious surface ratios are met. ZBA Member Fasules who was in favor requested a stormwater plan and review. ZBA Member Constantino was supportive but did not see a particular hardship or

circumstance posed by this particular lot. He stated that while the variation is minimal, the only hardship is gaining access to the third bay of the garage. He stated that he has somewhat of a problem with whether or not the variation would change the character of the lot or the neighborhood if a 3-foot variance was granted or was pulled back 3 feet to be within the permitted area. ZBA Member Constantino also stated that, if passed, he would want a recommendation to include a review of the impervious surface on the property to be sure it does not exceed the permitted amounts and that a condition of a building permit would be a stormwater review and approval before any construction occurs. Acting Chairman Fried was supportive but stated she was concerned regarding water runoff. ZBA Member Siligmeueller was not supportive of the variation request. He felt that because the property was new construction in 2003, the homeowners had the opportunity at that to build within the lot coverage ratio. He added that the garage construction is too new to have a variation at this time.

### Motion

ZBA Member Fasules moved, seconded by ZBA Member Loch, to recommend approval of the following variations: 1. Section 10-5-5(B)(4)14c to construct an addition to an existing detached garage that will increase the garage area to 692 square feet in lieu of the maximum permitted detached garage area of 660 square feet. 2. Section 10-4-8(E)1 to construct an addition to an existing detached garage that will increase the lot coverage ratio to 20.57% in lieu of the maximum permitted lot coverage ratio of 20%. The recommendation for approval was based on the condition that the petitioner submits to the Village an approved stormwater and impervious land plan before being issued a permit.

The motion carried with 4 yes votes and one no vote as follows: ZBA Members Fasules, Loch, Constantino and Acting Chairman Fried voted yes; ZBA Member Siligmeueller voted no.

### Trustee Report

Trustee Cooper stated that plans have been approved regarding the renovation of the Village Links.

### Staff Report

Mr. Kvapil stated that the next ZBA meeting will be on October 9, 2012 regarding the property at 323 Linden Street.

There being no further business before the Zoning Board of Appeals, the meeting was adjourned at 8:55 p.m.

# 207 EAST ROAD



# 207 East Road



Prepared By: Planning and Development  
Date Printed: September 11, 2012



Village of Glen Ellyn

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Ordinance No. \_\_\_\_\_

**An Ordinance Approving Variations from the  
Detached Garage Area and Lot Coverage Ratio  
Requirements of the Zoning Code to  
Allow a Detached Garage Addition for  
Property at 207 East Road  
Glen Ellyn, IL 60137**

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**Adopted by the  
President and Board of Trustees  
Of the Village of Glen Ellyn  
DuPage County, Illinois**  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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Published in pamphlet form by the authority of the  
President and Board of Trustees of the Village of  
Glen Ellyn, DuPage County, Illinois, this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_.

Ordinance No. \_\_\_\_\_

**An Ordinance Approving Variations from the  
Detached Garage Area and Lot Coverage Ratio  
Requirements of the Zoning Code to  
Allow a Detached Garage Addition for  
Property at 207 East Road  
Glen Ellyn, IL 60137**

**Whereas**, Edward Moore and Erica Rogers, owners of the property at 207 East Road, Glen Ellyn, Illinois, which is legally described as follows:

Lot 16 and Lot 17 (except the North 25 feet of said lot 17) in Block 1 in South Crest, being in Section 14, Township 39 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded December 29, 1922 as document 161694 and as amended by certificate dated May 4, 1923 and recorded May 12, 1923 as Document 165582 in DuPage County, Il.

P.I.N.: 0514220004 & 0514220005

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for variations from the Glen Ellyn Zoning Code as follows:

1. Section 10-5-5(B)(4)14c to construct an addition to an existing detached garage that will increase the garage area to 692 sq. ft. in lieu of the maximum permitted detached garage area of 660 sq. ft.
2. Section 10-4-8(E)1 to construct an addition to an existing detached garage that will increase the lot coverage ratio to 20.57% in lieu of the maximum permitted lot coverage ratio of 20%.

**Whereas**, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a

placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on September 25, 2012, at which the petitioners presented evidence, testimony, and exhibits in support of the variation requests and one (1) person commented on the variation requests and two (2) persons appeared in opposition thereto; and

**Whereas**, based upon the evidence, testimony, and exhibits presented at the public hearing on September 25, 2012, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the variations, which carried by a vote of four (4) “yes” and one (1) “no,” resulting in a recommendation for approval as set forth in its draft Minutes dated September 25, 2012, appended hereto as Exhibit "A"; and

**Whereas**, the President and Board of Trustees have reviewed the exhibits and evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

**Whereas**, the President and Board of Trustees make the following findings of fact:

- A. That the plight of the owner is due to unique circumstances since the size of the existing detached garage is slightly less than the minimum required to contain three vehicles and the driveway must be used for vehicle parking;
- B. That the variations, if granted, will not alter the essential character of the locality since the garage addition is incorporated into the design of the garage which is consistent in appearance with other detached garages in the locality;
- C. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring practical difficulty or particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out

since vehicles would need to be parked in the existing driveway which conflicts with vehicle movement in and out of the garage, and the vehicles parked in the driveway will be located closer to the adjacent property than if they are located in the garage addition;

D. That the conditions upon which the variations are based would not be applicable generally to other property within the same zoning district since the configuration of the garage, driveway and rear yard on this lot are unique to this property;

E. That the purpose of the variations is not based exclusively upon a desire to make more money out of the property since the applicants intend to make the improvements for their own personal use and have no desire to sell the property or move to another home;

F. That the practical difficulty or particular hardship has not been created by any persons presently having an interest in the property since this home and detached garage were constructed in 2003 and the current owners purchased the home in 2011;

G. That the variations will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since it is a permitted use in the zoning district and will be constructed in accordance with all applicable zoning code regulations other than the variations granted;

H. That the variations will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since it is a structure that will be constructed in accordance with all applicable building code regulations;

I. That the variations will not diminish or impair property values within the neighborhood since the garage addition is a property improvement and will increase property values;

J. That the variations will not unduly increase traffic congestion in the public streets and highways since the maximum number of four vehicles permitted to park on the property will not be exceeded;

K. That the variations will not result in an increase in public expenditures or create a nuisance since the development is a permitted single-family residential use in a residential zoning district;

L. That the variations are the minimum variations that will make possible the reasonable use of the detached garage and allow the enclosed parking of three vehicles; and

**Whereas**, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variations presented to the Zoning Board of Appeals.

**Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois**, in exercise of its home rule powers, as follows:

**Section One:** The draft Minutes of the September 25, 2012 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

**Section Two:** Based upon the above findings of fact, the President and Board of Trustees hereby approve variations from the Glen Ellyn Zoning Code as follows:

1. Section 10-5-5(B)(4)14c to construct an addition to an existing detached garage that will increase the garage area to 692 sq. ft. in lieu of the maximum permitted detached garage area of 660 sq. ft.

2. Section 10-4-8(E)1 to construct an addition to an existing detached garage that will increase the lot coverage ratio to 20.57% in lieu of the maximum permitted lot coverage ratio of 20%

to allow the construction of a detached garage addition at 207 East Road, Glen Ellyn, Illinois, which

is legally described as follows:

Lot 16 and Lot 17 (except the North 25 feet of said lot 17) in Block 1 in South Crest, being in Section 14, Township 39 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded December 29, 1922 as document 161694 and as amended by certificate dated May 4, 1923 and recorded May 12, 1923 as Document 165582 in DuPage County, Il.

P.I.N.: 0514220004 & 0514220005

**Section Three:** These variations to construct a detached garage addition are granted under the following conditions:

1. That the construction is completed in substantial conformance with the plans and the Application for Variation received by the Planning & Development Department and signed on August 28, 2012 and the testimony and exhibits provided at the September 25, 2012 Zoning Board of Appeals public hearing.
2. That a stormwater drainage plan be submitted, reviewed and approved prior to the issuance of a building permit.
3. That the plans submitted for a building permit include the dimensioned area of all existing and proposed impervious surfaces in the required rear yard which shall not exceed 50% of the required rear yard area.

**Section Four:** The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the variations granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. This grant of variations shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on these variations is applied for within said twenty-

four (24) month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

**Section Five:** The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variations to be recorded with the DuPage County Recorder of Deeds.

**Section Six:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

**Section Seven:** Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

**Passed** by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2012.

**Ayes:**

**Nays:**

**Absent:**

**Approved** by the Village President of the Village of Glen Ellyn, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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Village President of the  
Village of Glen Ellyn, Illinois

**Attest:**

\_\_\_\_\_  
Village Clerk of the  
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the \_\_\_\_\_ day of \_\_\_\_\_).

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## NOTICE OF PUBLIC HEARING

Edward Moore and Erica Rogers, owners of the property at 207 East Road, are requesting a public hearing for one variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The owners would like to enlarge the existing detached garage. The maximum permitted area of a detached garage is 660 sq. ft. The proposed addition will increase the garage area from 512 sq. ft. to 692 sq. ft. which requires a zoning variation. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider this Variation on **September 25, 2012** at 7:30 p.m. on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

The property owners are requesting approval of one variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-5-5(B)(4)14.C to construct an addition to an existing detached garage that will increase the garage area to 710 sq. ft. in lieu of the maximum permitted detached garage area of 660 sq. ft.
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The property is zoned R2, Residential District, and is legally described as follows:

Lot 16 and Lot 17 (except the North 25 feet of said lot 17) in Block 1 in South Crest, being in Section 14, Township 39 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded December 29, 1922 as document 161694 and as amended by certificate dated May 4, 1923 and recorded May 12, 1923 as Document 165582 in DuPage County, Il.

P.I.N.: 0514220004 & 0514220005

Plans related to the proposed project are available for public review in the Planning and Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. If you have questions, please contact Joe Kvapil, Building & Zoning Official, at (630) 547-5244. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact Harold Kolze, ADA Coordinator, at (630) 547-5209.

(Published in the Daily Herald on Friday, September 7, 2012)

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HOHEISEL, RANDY & CECILIA  
OR CURRENT OWNER  
204 N PARK BLVD  
GLEN ELLYN IL 60137

MORRISSY, EUGENE V  
OR CURRENT OWNER  
228 N PARK BLVD  
GLEN ELLYN IL 60137

NOSAL, FRED D & PATTRICIA  
OR CURRENT OWNER  
195 N PARK BLVD  
GLEN ELLYN IL 60137

JOHNSON TR, BEVERLY A  
OR CURRENT OWNER  
188 N PARK BLVD  
GLEN ELLYN IL 60137

GITTER, DANIEL & MARGARET  
OR CURRENT OWNER  
209 CREST RD  
GLEN ELLYN IL 60137

~~WIKI, GERALD E & JUDITH  
OR CURRENT OWNER  
195 CREST RD  
GLEN ELLYN IL 60137~~

HANSEN TR, DIANE  
OR CURRENT OWNER  
200 EAST RD  
GLEN ELLYN IL 60137

~~MOORE, EDWARD & E ROGERS  
OR CURRENT OWNER  
207 EAST RD  
GLEN ELLYN IL 60137~~

HOPPE, MATTHEW & HEIDI  
OR CURRENT OWNER  
193 EAST RD  
GLEN ELLYN IL 60137

FAHEY, DAVID M & MEGAN  
OR CURRENT OWNER  
232 N PARK BLVD  
GLEN ELLYN IL 60137

MICHEL, MARION C  
OR CURRENT OWNER  
219 N PARK BLVD  
GLEN ELLYN IL 60137

WIKI, GERALD & JUDITH  
OR CURRENT OWNER  
195 CREST RD  
GLEN ELLYN IL 60137

CRAIG, JAMES & KANDACE  
OR CURRENT OWNER  
190 EAST RD  
GLEN ELLYN IL 60137

PINTER, KENNETH & MAUREEN  
OR CURRENT OWNER  
201 CREST RD  
GLEN ELLYN IL 60137

ANDERSON, ROBERT & CLAIRE  
OR CURRENT OWNER  
201 N PARK BLVD  
GLEN ELLYN IL 60137

BRIZOLARA, EDWARD & J  
OR CURRENT OWNER  
215 EAST RD  
GLEN ELLYN IL 60137

CMIEL, DENISE  
OR CURRENT OWNER  
201 EAST RD  
GLEN ELLYN IL 60137

FARRELL, MARGARET A  
OR CURRENT OWNER  
191 CREST RD  
GLEN ELLYN IL 60137

WELSH, WILLIAM & KIMBERLY  
OR CURRENT OWNER  
215 CREST ROAD  
GLEN ELLYN IL 60137

BAC HOME LOANS SERVICING  
OR CURRENT OWNER  
LP400 COUNTRYWIDE WAY  
SIMI VALLEY CA 93065

MARTENSON, BRIAN & ANN  
OR CURRENT OWNER  
189 N PARK BLVD  
GLEN ELLYN IL 60137

BURK, KENNETH J  
OR CURRENT OWNER  
189 EAST RD  
GLEN ELLYN IL 60137

HARPER, ROBERT  
OR CURRENT OWNER  
205 CREST RD  
GLEN ELLYN IL 60137

GOFF DIXON, JANETTE  
OR CURRENT OWNER  
174 EAST RD  
GLEN ELLYN IL 60137

SALDEEN, BRIAN & MOIRA  
OR CURRENT OWNER  
602 HIGH RD  
GLEN ELLYN IL 60137

MOORE, EDWARD & E ROGERS  
OR CURRENT OWNER  
207 EAST RD  
GLEN ELLYN IL 60137

BURGESON, NORMA  
OR CURRENT OWNER  
606 REVERE RD  
GLEN ELLYN IL 60137

GRIFFIN, J D & A DARROW  
OR CURRENT OWNER  
224 N PARK BLVD  
GLEN ELLYN IL 60137

HORNELL, WILLIAM J & DEBRA  
OR CURRENT OWNER  
211 N PARK BLVD  
GLEN ELLYN IL 60137

~~JOHNSON TR, BEVERLY A  
OR CURRENT OWNER  
188 N PARK BLVD  
GLEN ELLYN IL 60137~~

RYMUT, PEGGY C  
OR CURRENT OWNER  
216 EAST RD  
GLEN ELLYN IL 60137

CODY, BRANDON & ELIZABETH  
OR CURRENT OWNER  
196 N PARK  
GLEN ELLYN IL 60137

~~POWERS, MICHAEL & SUSAN  
OR CURRENT OWNER  
212 N PARK BLVD  
GLEN ELLYN IL 60137~~

MC PHERREN, PATRICK M  
OR CURRENT OWNER  
633 HIGH ST  
GLEN ELLYN IL 60137

E REALTY & DEVELOPMT LLC  
OR CURRENT OWNER  
20817 N HORATIO ST  
PRAIRIE VIEW IL 60069

CEBULA, JOHN & PAULA M  
OR CURRENT OWNER  
606 HIGH RD  
GLEN ELLYN IL 60137

BARTLETT, J J & S SWITALA  
OR CURRENT OWNER  
621 REVERE RD  
GLEN ELLYN IL 60137

VERHINES, CHERIE A  
OR CURRENT OWNER  
212 EAST RD  
GLEN ELLYN IL 60137

COFFEY, STEPHEN  
OR CURRENT OWNER  
206 EAST RD  
GLEN ELLYN IL 60137

MICHILETTI, STEVEN E  
OR CURRENT OWNER  
219 EAST RD  
GLEN ELLYN IL 60137

POWERS, MICHAEL H & SUSAN  
OR CURRENT OWNER  
212 N PARK BLVD  
GLEN ELLYN IL 60137

GROSZKO, WALTER & MARIA  
OR CURRENT OWNER  
610 HIGH RD  
GLEN ELLYN IL 60137

MOCKO, JONATHAN & C  
OR CURRENT OWNER  
221 CREST RD  
GLEN ELLYN IL 60137

POLITO, JOSEPH & KIMBERLY  
OR CURRENT OWNER  
600 HIGH ROAD  
GLEN ELLYN IL 60137

CARTER, STEVEN E  
OR CURRENT OWNER  
204 E RD  
GLEN ELLYN IL 60137

OLSON, TERRANCE & THERESA  
OR CURRENT OWNER  
590 REVERE ROAD  
GLEN ELLYN IL 60137

KAHN, MICHAEL  
OR CURRENT OWNER  
607 HIGH RD  
GLEN ELLYN IL 60137

LARSEN, JOHN & VIRGINIA  
OR CURRENT OWNER  
208 N PARK BLVD  
GLEN ELLYN IL 60137

~~MILLER, JEFFREY C  
OR CURRENT OWNER  
612 REVERE RD  
GLEN ELLYN IL 60137~~

MILLER, JEFFREY C  
OR CURRENT OWNER  
612 REVERE RD  
GLEN ELLYN IL 60137

BESORE, NOREEN S  
OR CURRENT OWNER  
211 CREST RD  
GLEN ELLYN IL 60137

HATFIELD, N & C STAPLES  
OR CURRENT OWNER  
229 CREST RD  
GLEN ELLYN IL 60137

IANNICELLI, A & L SMITH  
OR CURRENT OWNER  
616 HIGH RD  
GLEN ELLYN IL 60137

BRESSER, VERNON L  
OR CURRENT OWNER  
211 EAST RD  
GLEN ELLYN IL 60137

MURPHY, TIMOTHY S  
OR CURRENT OWNER  
180 N PARK BLVD  
GLEN ELLYN IL 60137

BARE, ANDREA L  
OR CURRENT OWNER  
196 EAST RD  
GLEN ELLYN IL 60137

HELWIG, GERALD  
OR CURRENT OWNER  
225 N PARK BLVD  
GLEN ELLYN IL 60137

HERTZ, JEFFREY & TRISTA  
OR CURRENT OWNER  
192 EAST RD  
GLEN ELLYN IL 60137

BENEVENTI, THOMAS & DAWN  
OR CURRENT OWNER  
200 N PARK BLVD  
GLEN ELLYN IL 60137

LEUER, JAMES & LISA  
OR CURRENT OWNER  
614 HIGH RD  
GLEN ELLYN IL 60137

TURLEY, PATRICK & MURIEL  
OR CURRENT OWNER  
184 N PARK BLVD  
GLEN ELLYN IL 60137

VILLAGE OF GLEN ELLYN  
535 Duane Street  
Glen Ellyn, Illinois 60137  
(630) 547-5250

APPLICATION FOR VARIATION

For the property at 207 EAST ROAD Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: EDWARD MOORE & ERICA ROGERS

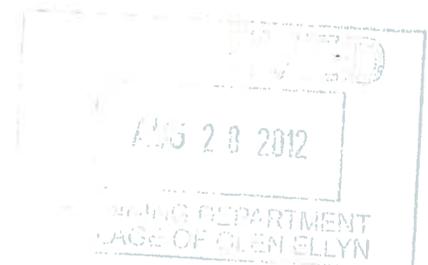
Address: 207 EAST ROAD, GLEN ELLYN, IL 60137

Phone No.: (630) 403-2158

Fax No.: \_\_\_\_\_

E-mail: edwardjohnmoore@gmail.com

Ownership Interest in the Property in Question: Fee simple, joint tenants  
by the entirety



II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

N/A - applicant is owner

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

N/A - applicant is acting on his own behalf

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Circle "Yes" or "No")

YES

NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Circle "Yes" or "No")

YES

NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: 207 EAST RD, GLEN ELLYN, IL 60137

Permanent tax index number: 05-14-220-004 & 05-14-220-005

Legal description: LOT 16 AND LOT 17 (EXCEPT THE NORTH 25 FEET OF SAID LOT LOT 17) IN BLOCK 1 IN SOUTH CREST, BEING IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1922 AS DOCUMENT 161694 AND AS AMENDED BY CERTIFICATE DATED MAY 4, 1923 AND RECORDED MAY 12, 1923 AS DOCUMENT 165582 IN DUPAGE COUNTY IL

Zoning classification: SINGLE FAMILY RESIDENTIAL

Lot size: 150 ft. x 75 ft. Area: 11,250 sq. ft.

Present use: SINGLE FAMILY RESIDENCE

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

VARIANCE REQUESTED TO ZONING CODE 10-5-5(B)(4)14.C TO INCREASE THE MAXIMUM ALLOWABLE GARAGE SIZE BY 32 SQUARE FEET, FROM 660 SQ. FT. TO 692 SQ. FT., TO PERMIT THE CONSTRUCTION OF AN ADDITION TO THE EXISTING GARAGE WHICH WOULD EXPAND IT FROM AN EXISTING 512 SQ. FT. TO A PROPOSED 692 SQ. FT.

Estimated date to begin construction: OCTOBER 15, 2012

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

MR. JIM RICE 6000 BENTLEY AVE., WILLOWBROOK, IL 60527-1959

MR. MARK MAJERCIK 3909 SPRING GROVE RD., SPRING GROVE, IL 60051

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

DUE TO THE DESIGN OF THE PREEXISTING GARAGE OUR  
ADDITION OF A THIRD SPACE WILL BE ESTHETICALLY  
DETRIMENTAL TO THE OVERALL DESIGN AND ALSO  
SUBSTANTIALL LESS USEFUL WITHOUT A SMALL 32 SQ FT  
VARIANCE.

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OR

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

SEE ATTACHMENT 1

\_\_\_\_\_  
\_\_\_\_\_

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

THE VARIANCE REQUESTED WILL PERMIT THE ADDITION TO  
THE GARAGE TO MAINTAIN THE CHARACTER OF THE AWARD  
WINNING CHRISTENSEN DESIGN. WITHOUT THE VARIANCE,  
THE ADDITIONAWILL GREATLY HARM THE SYMETRY AND  
BALANCE OF THE OVERALL DESIGN.

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

THE CONJOINED LOTS NECESSITATING A NARROW DRIVEWAY  
WITH A SHARP TURN INTO THE GARAGE REQUIRES A SLIGHTLY  
WIDER GARAGE DOOR TO FACILITATE ACCESS TO A THIRD  
SPOT WHICH WILL BE CONSTRUCTED.

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

THE CONJOINED LOTS AND SHARP TURN INTO THE NEW  
THIRD SPOT ARE UNIQUE TO THIS PROPERTY.

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3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

THIS VARIANCE IS REQUESTED FOR TWO PURPOSES:  
(1) TO ALLOW THE PLANNED ADDITION TO MAINTAIN A  
STYLE CONSISTENT WITH THE EXISTING GARAGE AND HOUSE  
(2) TO GREATLY INCREASE THE UTILITY OF THE ADDITION.

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

THIS PARTICULAR HARDSHIP IS INHERRENT IN THE LONG  
AND NARROW SHAPE OF THE LOT WHICH REQUIRES A SHARP  
TURN TO RIGHT, FOLLOWED BY A SHARP TURN TO THE LEFT  
TO ACCESS THE RIGHTMOST SPOT IN THE GARAGE

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located

THIS IS A MINIMAL VARIATION OF 32 SQ. FT. IT WILL  
PERMIT A CONSISTENT DESIGN TO BE UTILIZED AND WILL  
GREATLY ENHANCE THE UTILITY OF THE ADDITION. IT IS  
OTHERWISE ENTIRELY WITHIN ALL APPLICABLE RETRICTIONS  
AND RATIOS AND SHOULD NOT HAVE ANY DETRIMENTAL IMPACT

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

THIS VARIANCE WILL ALLOW AN EXTRA TWO FEET OF WIDTH  
ON A GARAGE ADDITION. IT WILL HAVE NO IMPACT ON  
AIR AND LIGHT SUPPLY TO ADJACENT PROPERTIES.

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

THIS VARIANCE WILL ALLOW AN EXTRA TWO FEET OF WIDTH  
ON A GARAGE ADDITION. IT WILL HAVE NO IMPACT ON  
FIRE RISK OR OTHER DANGERS TO ADJACENT PROPERTIES.

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

THIS VARIANCE WILL ALLOW AN EXTRA TWO FEET OF WIDTH  
ON A GARAGE ADDITION. IT WILL HAVE NO IMPACT ON  
PUBLIC HEALTH, SAFETY, COMFORT, MORALS, OR GENERAL  
WELFARE.

- d. Diminish or impair property values within the neighborhood;  
THIS VARIANCE WILL ALLOW AN EXTRA TWO FEET OF WIDTH ON A GARAGE ADDITION. IT WILL HAVE NO IMPACT ON NEIGHBORHOOD PROPERTY VALUES.
  - e. Unduly increase traffic congestion in the public streets and highway;  
THIS VARIANCE WILL ALLOW AN EXTRA TWO FEET OF WIDTH ON A GARAGE ADDITION. IT WILL HAVE NO IMPACT ON TRAFFIC CONGESTION.
  - f. Create a nuisance; or  
THIS VARIANCE WILL ALLOW AN EXTRA TWO FEET OF WIDTH ON A GARAGE ADDITION. IT WILL NOT CREATE A NUISANCE.
  - g. Results in an increase in public expenditures.  
THIS VARIANCE WILL ALLOW AN EXTRA TWO FEET OF WIDTH ON A GARAGE ADDITION. IT WILL HAVE NO IMPACT ON PUBLIC EXPENDITURES.
- 7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.  
THIS REQUEST IS FOR A MERE 32 SQ. FT. VARIANCE. THIS IS THE SMALLEST POSSIBLE VARIANCE THAT WILL ALLOW CONVENIENT ACCESS TO THE SPOT TO BE CONSTRUCTED AND THAT WILL ALLOW A CONSISTENT STYLE TO BE MAINTAINED.
  - 8. Please add any comments which may assist the Zoning Board of Appeals of Appeals in reviewing this application.  
THE OWNERS ARE COMMITTED TO BUILDING THIS ADDITION TO THE GARAGE. A SMALL VARIANCE WILL HAVE NO IMPACT ON ANY OTHER PROPERTY AND IS THE ABSOLUTELY SMALLEST VARIANCE THAT WILL PERMIT THE USE OF A CONSISTENT STYLE AND THAT WILL ALLOW FULL USE OF THE CONTSTRUCED SPACE.

VI. EVIDENCE RELATING TO FLOOD HAZARD VARIATION REQUESTS

The following items must be completed only if the requested variation is from Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations.) If no such variation is being requested, the applicant should skip this section and complete Section VII below.

NOT APPLICABLE

- A. Items applicable only to variation requested from the requirements of Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations) that, if granted, would result in a structure not being protected to the elevation of the base flood.

1. Provide evidence that the structure is to be located on a lot contiguous to and surrounded by lots with existing structures constructed below the base flood level.

NOT APPLICABLE

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2. Provide evidence that the applicant has acknowledged that (a) such construction below the base flood level will increase the risk to life and property and that the applicant proceeds with knowledge of these risks; and (b) any variation is contingent upon the applicant obtaining approval from other agencies having jurisdiction when the variance violates the requirements of such agencies.

NOT APPLICABLE

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- B. Items applicable only to variations requested from the requirements in Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations) that, if granted, would significantly impede or increase the flow and passage of floodwaters.

NOT APPLICABLE

1. Provide evidence that the use will not result in an increased flood height greater than 0.1 feet within the designated regulatory floodway.

NOT APPLICABLE

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2. Provide evidence that the resulting increase in the base flood elevations will not affect any existing structures or utilities.

NOT APPLICABLE

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3. Provide evidence that the owners of the properties affected by the increased base flood elevation are compensated for the resulting effect on property values, and they give their written agreement to granting the variation.

NOT APPLICABLE

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4. Provide evidence that the resulting increased flood elevations will not affect any flood protection structures.

NOT APPLICABLE

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VII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

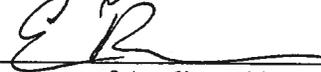
I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

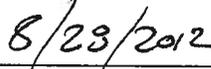
I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation-Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.





Signature of Applicant(s)



Date filed

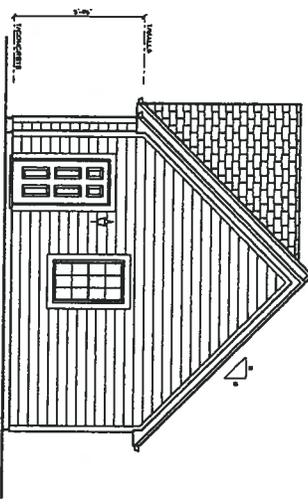
Village of Glen Ellyn  
Application for Variation  
For the Property at 207 East Road, Glen Ellyn, IL 60137

**ATTACHMENT 1**

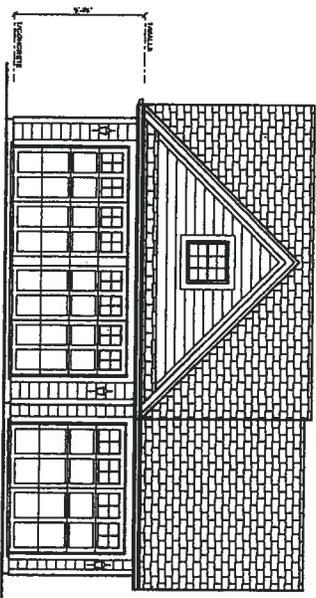
**V.A.2.b Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question.**

Residents currently own three vehicles that are used daily, one for each spouse to commute to work and one for transporting their children during the day. An additional garage space will allow all vehicles to be garaged year-round and will make additional parking for residents' household help available enabling them to park on residents' property rather than on East Road in front of residence. East Road is narrow and twice in the last two years neighbors across the street have backed into the cars of residents' household employees while they were parked in front of residence. An additional garage space (which conforms to the 660 sq. ft. limit) will be constructed regardless of whether a variance is granted. This variance is being requested because an addition which conforms to the 660 sq. ft. limit will not be able to match the existing garage esthetically and will be difficult to access because of the preexisting garage shape, lot shape and driveway location.

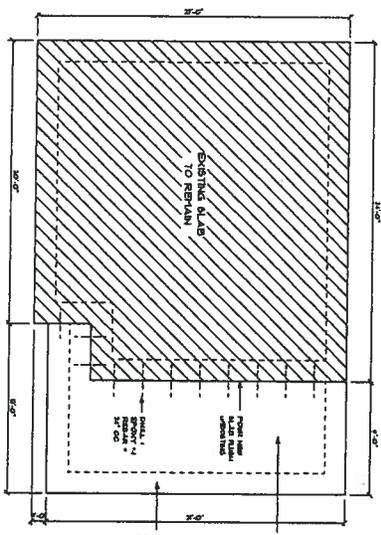




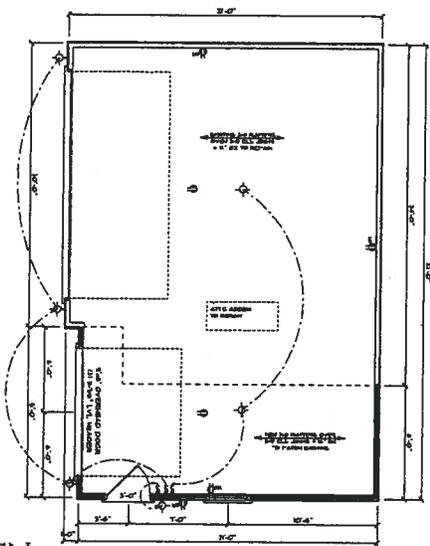
NEW RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



NEW FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



NEW FLOOR PLAN  
SCALE: 1/4" = 1'-0"

NOTE:  
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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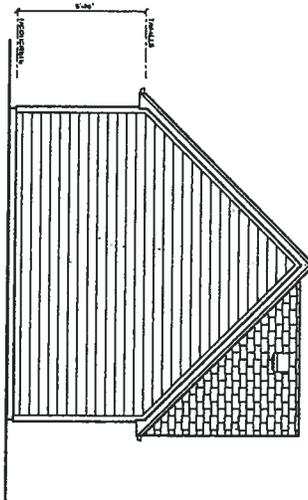
SHEET NO.  
**2**

DATE  
7-24-12

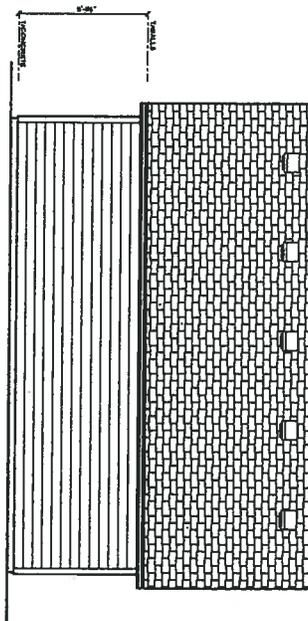
GARAGE EXPANSION FOR:  
**MOORE RESIDENCE**  
207 EAST ROAD  
GLEN ELLYN, IL 60137  
NEW PLAN & FOUND w/FRONT & RIGHT ELEV

**RICE CONSTRUCTION**  
6000 BENTLEY AVE  
WILLOWBROOK, IL 60527-1959  
847-204-1232

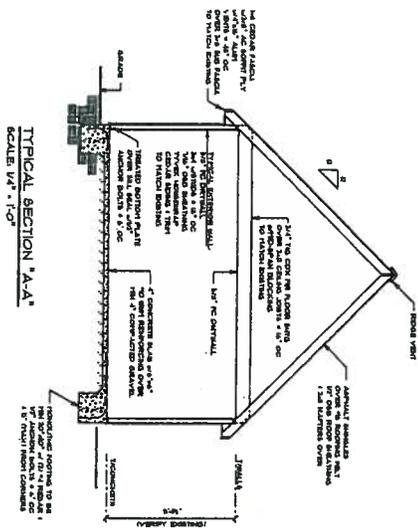
**FDC** FRAMING DESIGN CONCEPTS, INC  
8809 FALCON DR  
RICHMOND, IL 60071  
815-678-7790  
framingdesign@charter.net



NEW LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



NEW REAR ELEVATION  
SCALE: 1/4" = 1'-0"



TYPICAL SECTION "A-A"  
SCALE: 1/4" = 1'-0"

SHEET NO.  
**3**

DATE  
7-24-12

GARAGE EXPANSION FOR:  
**MOORE RESIDENCE**  
207 EAST ROAD  
GLEN ELLYN, IL 60137  
NEW LEFT & REAR ELEV w/SECTION

**RICE CONSTRUCTION**  
6000 BENTLEY AVE  
WILLOWBROOK, IL 60527-1959  
847-204-1232

**FDC** FRAMING DESIGN  
CONCEPTS, INC  
8809 FALCON DR  
RICHMOND, IL 60071  
615-578-7790  
framingdesign@charter.net



REC. 15.00  
MEAS. 74.87'

FND. 3/4" I.P.  
FENCE 0.54'E

FND. 3/4" I.P.

REC. 25.00'

REC. 25.00'

REC. 50.00'

FENCE CORNER  
0.17'S & 0.33'W

FENCE 0.42'S

EXCEPTION  
(NORTH 25' OF LOT 17)  
REC. 150.00'  
MEAS. 149.86'

LOT 17

LOT 16

AREA  
11,222 SQ. FT.  
0.26 ACRES

FENCE 0.35'W  
FENCE 1.36'S

FRAME GAR.  
BUILDING CORNER 3.00'S  
BUILDING CORNER 3.07'S

REC. 150.00'  
MEAS. 149.94'

FRAME RES.  
BUILDING CORNER 5.00'S

BUILDING CORNER 5.04'S

REC. 150.00'

DRIVE

BRICK PATIO

BRICK PATIO

90' BRICK PATIO

TWO STORY FRAME RES. #207

CONCRETE PORCH

BUILDING LINE

BRICK

BRICK WALK

CONC. WALK

REC. 25.00'

REC. 25.00'

REC. 50.00'

REC. & MEAS 75.00'

FND. 3/4" I.P.  
FND. 3/4" I.P.  
0.10' ELY

FND. 3/4" I.P.

EAST ROAD  
22' ASPHALT ROAD

A-8A

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MEMORANDUM

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TO: Mark Franz, Village Manager

FROM: Staci Hulseberg, Planning & Development Director  
Michele Stegall, Village Planner *mfs* *SHW*

DATE: October 16, 2012

FOR: October 22, 2012 Village Board Meeting

RE: Oberweis, 515 Roosevelt Road



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**Background.** Oberweis Dairy, contract purchaser of the former Chase Bank property at 515 Roosevelt Road, is requesting approval of a zoning map amendment, special use permit, zoning variations, sign variations and the exterior appearance associated with the proposed renovation of the existing building on the property and related site improvements. The requests are being made to accommodate 3 restaurants on the first floor of the building including Oberweis, That Burger Joint and Connie's Pizza and 1 to 2 potential future office users on the lower level. The subject property is located at the southeast corner of Roosevelt Road and Main Street and is currently zoned C4 office district.

In order to accommodate the project, the petitioner is specifically requesting approval of the following:

- A. A Zoning Map Amendment in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to rezone the property from the C4 Office zoning district to the C3 Service Commercial zoning district.
- B. A Special Use Permit for a drive in commercial facility (i.e. drive-thru) in accordance with Section 10-4-15(B)9 of the Zoning Code.
- C. The following Variations from the Glen Ellyn Zoning Code:
  - 1. A Variation from Section 10-5-5(B)4(38) to allow a proposed trash enclosure to be located within the required 30 foot corner side yard setback.
  - 2. A Variation from Section 10-5-8(H) to allow the size of some of the landscape islands in the parking lot to be less than the size of the parking spaces and to allow the absence of a landscape island at the northern end of the easternmost row of parking south of the building.
  - 3. A Variation from Section 10-5-11(J) to allow 61 feet between the proposed Roosevelt Road access drive and the access drive on the property to the east in lieu of the minimum separation of 185 feet required and to allow the Roosevelt Road access drive to be approximately 125 feet from the intersection in lieu of 200 feet or the length of the left turn storage lane required by Section 10-5-11(C)2 of the Zoning Code.

4. A Variation to allow the northern Main Street access drive to be located 38.1 feet from the intersection in lieu of the minimum separation of 40 feet required by Section 10-5-11(C)1 of the Zoning Code and to be closer than 200 feet and less than the length of the left turn storage lane from the intersection as required by Section 10-5-11(C)2 of the Zoning Code.
5. A Variation from Section 10-5-5(B)4(3) to allow the proposed trellis on the south side of the building to have an area of 870 square feet in lieu of the maximum area of 250 square feet permitted, to allow the northern trellis to have a length of 23 feet and the southern trellis to have a length of 43.5 feet in lieu of the maximum length of 20 feet permitted and to allow both trellises to have a height of 12 feet in lieu of the maximum height of 10 feet permitted.
6. A Variation from Section 10-4-15(G)1(a) to allow vehicles to be parked 9.28 feet from the front property line in lieu the minimum distance of 10 feet required.
7. A Variation from Section 10-5-11(E)2(b) to allow a curb return radius of as little as 5 feet in lieu of the minimum outside radius of 25 feet required.
8. A Variation from Section 10-5-13(M)2(b) to allow two of the proposed parking lot light poles to be located approximately 65 feet apart in lieu of the minimum separation of 100 feet required.
9. A Variation from Section 10-5-5(C) to allow new impervious surfaces, located primarily along the eastern property line to be as little as 1.5 feet from the property line in lieu of the minimum setback of 7.5 feet required.
10. A Variation from Section 10-5-5(B)4(37) to allow a retaining wall with a setback of as little as 1.5 feet in lieu of the minimum setback of 7.5 or 15 feet required depending on the height of the wall.

D. The following variations from the Glen Ellyn Sign Code:

1. A variation from Section 4-5-12(E)2 to allow 11 primary signs on the property in lieu of the maximum number of 2 primary signs permitted.
2. A variation from Section 4-5-12(B) to allow a total of 276 square feet of primary signage in the lieu of the maximum area of 156 square feet permitted.
3. A variation from Section 4-5-7(K) to allow a sign to be painted on the west building elevation.
4. A variation from Section 4-5-5(G)1 to allow a total area of 294 square feet of incidental signage in lieu of the maximum area of 15.6 square feet permitted.
5. A variation from Section 4-5-5(G)2 to allow incidental signage with heights of 11 feet 1 inch, 13 feet 8 inches and 20 feet 7 inches in lieu of the maximum height of 10 feet permitted.
6. A variation from Section 4-5-5(G)3 to allow 4 incidental signs on the property in lieu of the maximum number of 3 incidental signs permitted.

E. Exterior appearance approval in accordance with the Appearance Review Guidelines adopted on October 9, 2006 as Ordinance 5508.

**Issues.** As part of the project, the petitioner will be modifying the Main Street cross section to accommodate slightly narrower lanes. This will create a wider parkway and allow a 6-foot wide sidewalk to be constructed along Main Street. There are currently sidewalks along Main Street north and south of the site. Therefore, this will eliminate an existing sidewalk gap. It will also provide an accessible route from the south parking lot to the northern entrance on the first floor. Staff is recommending that the Village pay for the curb and striping work associated with this road modification which is a public infrastructure improvement. A condition to this effect has been incorporated into the attached draft Ordinance. A contribution for similar improvements was made by the Village when the Walgreens at 324 Roosevelt Road was constructed. The cost of the curb and striping work to create a wider Main Street parkway is conservatively estimated be \$6500. The petitioner would continue to be responsible for the cost to construct the sidewalk as is standard.

The petitioner has filed an application for approval of a \$15,000 façade improvement grant. More information about this request can be found in the memorandum from Economic Development Coordinator, Martha Corner which included in the Board's agenda packet for this same meeting under separate cover.

In accordance with Section 10-10-10(B)10 of the Zoning Code, the property, which is currently comprised of 4 lots, will be consolidated into one lot. The associated Plat of Consolidation grants the Village the appropriate easements to accommodate enhanced streetscape elements that will be constructed in accordance with the Appearance Review Guidelines. No action on the Plat is required by the Village Board. However, the Plat should be executed and recorded in coordination with the project. Therefore, a condition requiring the Plat to be recorded prior to the issuance of a full building permit is included in the draft Ordinance.

**Architectural Review Commission Recommendation.** The Architectural Review Commission reviewed the proposed exterior appearance and requested sign variations at a public meeting and hearing on October 10, 2012. By a vote of 5-1, the Architectural Review Commission recommended approval of the requests subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans and testimony presented at the October 10, 2012 Architectural Review Commission meeting.
2. That the existing and proposed rooftop mechanical equipment will either be screened or relocated so that it is not visible from any side, including from the Market Plaza parking lot, to either pedestrians or motorists.
3. That the proposed reclaimed wood siding on the west building wall return shall be replaced with limestone that matches the remaining limestone proposed elsewhere on the building.
4. That the cow mural proposed inside the northern storefront window shall be reduced in size to comply with the Sign Code regulations relative to window signage.
5. The "That Burger Joint" blade sign proposed on the south building elevation is not approved and shall either be removed or relocated inside the building.

**Plan Commission Recommendation.** The Plan Commission reviewed the requested zoning map amendment, special use permit and zoning variations at a public hearing on October 11, 2012. Two members of the public spoke at the hearing. One asked general questions and the other expressed concerns about traffic. By a vote of 9-1, the Plan Commission recommended approval of the requests subject to the following conditions.

The Plan Commission's motion was made subject to the following conditions.

1. The project shall be constructed in substantial conformance with the plans and testimony presented at the October 11, 2012 Plan Commission meeting.
2. The petitioner shall make his best efforts to ensure that all deliveries occur during off hours.
3. If safety issues arise in relation to the Roosevelt Road access drive that the petitioner shall work with the Village to resolve such issues to the satisfaction of the Police Department.
4. That if a perpetual cross access easement is able to be negotiated with the Market Plaza shopping center to the east, now or in the future, that the plans and/or site shall be revised or redesigned as indicated on the Alternate Site Plan, including the closure of the Roosevelt Road access drive. In such an event, the Village agrees to allow the adjacent shopping center access drive to the east to remain a full access drive so long as the cross access easement is in place provided that restrictions are not imposed on this drive by others having superior authority.
5. That the Village agrees to pay for any modifications to the Roosevelt Road access drive that may be imposed on the petitioner by the Village in accordance with Conditions 3&4 above if construction of the project is complete and a final occupancy permit has been issued. *(Public Works estimates that the cost to perform such modifications would be in the range of \$20,000 to \$25,000 depending on the ultimate solution.)*

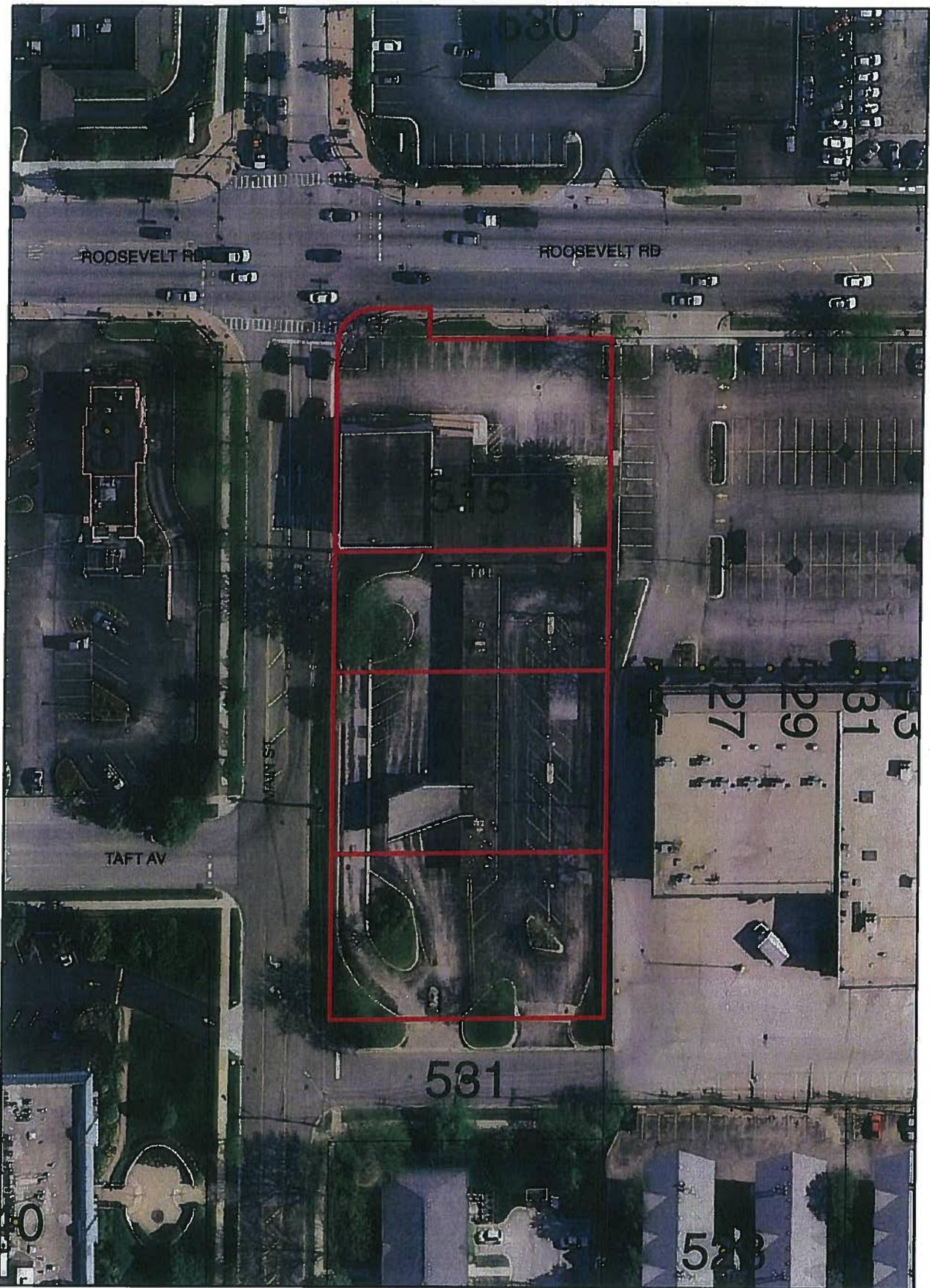
**Action Requested.** The Village Board may approve, approve with conditions or deny the requested zoning map amendment, special use permit, zoning variations, sign variations and exterior appearance. An Ordinance approving the requests is attached.

**Attachments.**

- Aerial Photo
- Draft Minutes from October 10, 2012 ARC Meeting
- Draft Minutes from October 11, 2012 Plan Commission Meeting
- Ordinance
- Application Packet

Cc: Joe Oberweis, Oberweis  
Dave Hassler, Oberweis  
Michael Aragona, Aragona Architects

# 515 Roosevelt Road



Prepared By: Planning and Development  
Date: April 2, 2012  
2009 Aerial Photo





Special Use Permit and Zoning Variations as petitioner Oberweis is requesting the property be rezoned to C3 commercial district. Planner Stegall showed the proposed exterior pictures of all four elevations and explained the sign variations. She also pointed out the possible conditions from the Staff Report which could be considered by the ARC. The ARC asked a few questions of Planner Stegall which Planner Stegall answered and stated the petitioner would also present more information.

Joe Oberweis, CEO of Oberweis Dairy at 951 Ice Cream Drive, North Aurora, Illinois; Michael Aragona, of Aragona Architects at 1209 Brinker Road, Barrington Hills, Illinois, and David McCallum, landscape architect of 350 N. Milwaukee Avenue, Libertyville, Illinois were sworn in. Mr. Oberweis stated they were trying to make plans for the current location, which is not working well for them from a sales perspective. Mr. Oberweis stated they revisited the 515 Roosevelt Road site several times and were able to figure out to how to make this challenging site work for them. He stated they are developing their 2<sup>nd</sup> brand called That Burger Joint, and this Glen Ellyn location would be their 2<sup>nd</sup> That Burger Joint store as well as having a Connie's Pizza at this location also. He stated there are three different brands in the building, and Oberweis needs to build the brand for That Burger Joint.

Mr. Aragona stated there is a cow mural sign on the false wall about two and a half feet inside the decorative showcase window which was added to the north elevation. He stated this mural does serve a functional purpose as it is hiding equipment. Planner Stegall stated the signage guidelines do allow such a sign, but it must be 50% of the window pane or 25% of the total window area. Mr. Aragona stated they would reduce the size of this mural to meet the signage guideline. Planner Stegall stated this mural is considered a sign as it is "intended to be visible or viewed from the outside."

Mr. Aragona presented information on the different materials being used on the building including the cultured stone, limestone and reclaimed wood siding on the north elevation, the existing brick on the south and west elevations, the red and white awning, the corrugated metal awning, and the trellises above the main entrance, rear entrance and outdoor seating area. Mr. Aragona showed pictures of the recently completed Skokie store with Oberweis and That Burger Joint in the same building.

There was a lengthy discussion regarding the use of the reclaimed wood siding as Appearance Review Guideline 1.2 discourages the use of "rustic-finished wood." Mr. Oberweis stated the wood used on the interior That Burger Joint sign is used on the exterior of the building to carry the new brand to the exterior. Mr. Aragona stated the wood was used due to the new brand identity of That Burger Joint, to add interest to the exterior of the building and due to structural issues with the building. Several suggestions were made about the wood including using the rustic wood on the monument sign and not the exterior wall, reducing the return into the main entry and attaching a panel or rustic wood to the limestone to use as a sign. Village Architectural Consultant Pointer stated rusticated wood does not wear well, is not durable and cannot be maintained well and is not a wise use of material for a widely-used commercial building. Mr. Aragona stated they would reduce the return into the main entry so this would cut the use of the rustic wood in half.

There was discussion regarding the screening of the rooftop units which Oberweis agreed they would screen all units and or move units if need be so they cannot be seen from any parking lot.

Mr. McCallum presented the updated landscaping plan which includes 24 new trees including shade trees, evergreen trees and ornamental trees as well as new plantings and brick pavers. He stated they want to make an attractive setting which will be a good transition to the neighboring properties.

There was discussion regarding the signage variations including the illumination of the monument sign and the additional blade signs. The monument sign will have external illumination on both signs over the That Burger Joint sign while the Oberweis sign will be internally illuminated. There were to be two That Burger Joint blade signs, one in the front and one in the back. The ARC did not like this as it adds sign clutter to the building. Oberweis agreed to put the sign in the back on the inside corridor by the stairwell. Commissioner Thompson stated there are really two front doors to the building, front and rear, and there does need to be way-finding signs to help the customers.

There was also additional discussion on the existing brick, the decorative water line band, the proposed drive-thru, the streetscape improvements and the other signage variations

Bruce Larrabee, of 40 S. Main Street, Glen Ellyn, Illinois, stated the building makes sense and appreciates the fact they will not be leveling the building.

Commissioner Wilson made a motion to close the Public Hearing at 9:23 p.m. The motion was seconded by Commissioner Wussow and carried unanimously by a vote of 6-0.

Commissioner Wilson stated he liked they are using what is there from the existing building. He stated he is not concerned with the signage but does not like the Fypon on the trellises. He stated he likes the idea of using the rear of the building as additional access. He stated the building with be evolutionary with the addition of possible office tenants.

Commissioner Thompson stated this is a challenging site, and she likes the design they are using. She stated she is fine with the amount of signage and that they went above and beyond with the great landscaping plan and retaining wall. She stated she likes the use of the wood and the metal awning.

Commissioner Wussow stated they have taken a huge step in developing this building. She thanked them for removing the proposed EIFS as asked at the April 11, 2012 Pre-Application Meeting. She stated she likes the rear That Burger Joint blade sign on the interior as well as the text on the drive-thru awning sign and the monument sign being fine. She stated the wood siding is appropriate as there is a hardship with the building materials. She stated the landscaping is good as well as the screening of the rooftop equipment. She reminded them they will reduce the size of the cow mural sign to meet the guidelines.

Commissioner Draths stated she is not thrilled with the wood, but is happy the use of wood will be cut in half. She stated the monument sign is good, and she is happy they will improve on the current building.

Student Commissioner Burket stated the building is an eye-sore, but will look much better when this new design is done. He stated the landscaping plan is great and likes the rustic wood coupled with the metal. He stated he likes the current size of the proposed cow mural as a cover-up purpose, but thinks it will still look fine when reduced in size.

Commissioner Mulvihill stated she agrees with the other Commissioners and is happy to see the improvements. She stated the rear landscaping will help to make a safer environment for the customers. She stated the monument sign is a good solution but she is not happy about

Chairman Burdett stated he appreciates the responsiveness to the Pre-Application meeting comments, and this is an overall great design. He stated they demonstrated the hardship of the signage variations as there will be three different brands in the building. He stated he is not convinced about the use of the rustic wood as it is still too much.

Commissioner Wussow made the following motion to recommend the Approval of Exterior Appearance and Sign Variations for Oberweis Dairy, to be located at 515 Roosevelt Road:

Having considered the application of Oberweis Dairy for approval of the exterior appearance and requested sign variations associated with the planned renovation of the existing building at 515 Roosevelt Road and related site improvements, the Architectural Review Commission hereby makes the following findings of fact in regard to the requested variations for the total number and area of primary signage, number and area of incidental signage and height of the incidental signage:

1. The requested variations conform to the Statement of Purpose in the Glen Ellyn Sign Code because the proposed signs provide for signs that are legible in the context in which they are viewed, harmonize with their surroundings, are consistent with the character of the community and minimize vehicular confusion.
2. The requested variations will not later the essential character of the locality because the north elevation signage maintains the Roosevelt Road street character created by like-signs and the signage and architectural finishes on the south elevation are designed to be neutral and sensitive to the residential development to the south.
3. The petitioner has demonstrated a practical difficulty and particular hardship as a result of adhering to the strict letter of the regulations of the Sign Code because the building is proposed to be used by multiple tenants similar to a shopping center and primary identification signage is needed for each tenant.
4. The plight of the owner is due to unique circumstances because the building is located on a corner and because of the topography of the site, requires entry points to the north and south. Signage is required at both facades to clearly present the offerings within. The

quantity of signs requested is due to the nature of multiple tenants and multiple entry points. The monument sign is necessary to focus the passing potential customers' attention to the projects within.

In regard to the requested variation to allow a sign to be painted on the west building elevation, the Architectural Review Commission finds that the requested variation:

1. Complies with the Statement of Purpose in the Glen Ellyn Sign Code because the proposed sign is consistent with the character of the community and is compatible with the architecture of the building.
2. The requested variation will not alter the essential character of the locality because the sign is designed to be subtle and more of a watermark and will help break up and add visual interest to the west building wall.
3. The petitioner has demonstrated a practical difficulty and particular hardship as a result of adhering to the strict letter of the regulations of the Sign Code because there is no room to install foundation plantings or other features along the wall to help soften and break up the façade.
4. The plight of the owner is due to unique circumstances because the subject site is proposed on what would otherwise be a blank building wall and the proposed sign will help break up and provide visual interest along this façade.

Therefore, the Architectural Review Commission recommends that the Village Board approve the requested Sign Variations and proposed Exterior Appearance of the project except as noted below and subject to the following conditions.

- A. The project shall be constructed and maintained in substantial conformance with the plans as submitted and the testimony presented at tonight's meeting.
- B. The rooftop equipment will be screened or moved so it is not visible from any side of the building, either because it is screened by the parapet wall or because of the position and height on the building is not seen.
- C. Limestone will be used instead of the rustic wood on the return side of That Burger Joint.
- D. The cow mural within the Oberweis window will be within the Sign Code.
- E. The That Burger Joint blade sign on the rear will not be on the exterior of the building.

The motion was seconded by Commissioner Wilson and carried by a vote of 5-1, with Chairman Burdett dissenting.

**4. Public Comments**

None

**5. Chairman's Report**

The Steering Committee for the Streetscape/Parking Study project will be on October 16, 2012. He stated that he and Commissioner Thompson will be the ARC representatives on this committee.

**6. Trustee's Report**

Trustee Ladesic stated the Village Board will be discussing the roles, term limits and jurisdiction between the commissions so forward any comments or suggestions on to Village President Pfefferman.

**7. Staff Report**

Village Planner Stegall stated Glen Ellyn Market at 285 Roosevelt Road may come before the ARC in late October or beginning of November.

Village Planner Stegall stated the banner signs at the Shell Oil Station were removed.

**8. Adjourn**

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Draths moved, seconded by Commissioner Wussow to adjourn the meeting at 9:53 p.m. The motion carried unanimously by a vote of 6-0.

Submitted by: Debbie Solomon, Recording Secretary

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PLAN COMMISSION  
MINUTES  
OCTOBER 11, 2012

The meeting was called to order by Chairman Julie Fullerton at 7:34 p.m. Plan Commissioners Craig Bromann, Todd Buckton, Tim Elliott, Erik Ford, Jeff Girling, Tracy Heming-Littwin, Mary Loch, Ray Whalen and Lyn Whiston were present. Plan Commissioner Jay Strayer was excused. Also present were Trustee Liaison Robert Friedberg, Village Planning and Development Director Staci Hulseberg, Police Chief Phil Norton, Village Planner Michele Stegall, Daniel Schoenberg, Traffic Engineer with James Benes and Associates and Recording Secretary Barbara Utterback. Chairman Fullerton announced that Heidi Lannen has resigned from the Plan Commission and announced Mary Loch as a new Plan Commission member.

Plan Commissioner Buckton moved, seconded by Plan Commissioner Bromann, to approve the minutes of the August 9, 2012 Plan Commission meeting. The motion carried unanimously by voice vote.

Chairman Fullerton stated that on the agenda was a public hearing for Oberweis Dairy at 515 Roosevelt Road and she described the proceedings for a public hearing.

PUBLIC HEARING – OBERWEIS DAIRY, 515 ROOSEVELT ROAD

A REQUEST FOR APPROVAL OF A ZONING MAP AMENDMENT, SPECIAL USE PERMIT AND ZONING VARIATIONS RELATED TO THE PROPOSED RENOVATION OF THE FORMER CHASE BANK BUILDING AT 515 ROOSEVELT ROAD TO ACCOMMODATE THREE NEW RESTAURANTS AND AN OFFICE USE. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ROOSEVELT ROAD AND MAIN STREET IN THE C4 OFFICE DISTRICT. AS PART OF THE PROJECT, THE PETITIONER IS REQUESTING THAT THE SITE BE REZONED C3 SERVICE COMMERCIAL DISTRICT.

Staff Introduction

Planning and Development Director Staci Hulseberg, Village Planner Michele Stegall, Police Chief Phil Norton and Traffic Engineer Dan Schoenberg with James J. Benes were present to speak on behalf of the subject project.

Ms. Stegall stated that Oberweis is requesting approval of a zoning map amendment, a special use permit and various zoning variations associated with their plans to relocate from their existing building at 651 Roosevelt Road west to 515 Roosevelt Road. She displayed a map of the site and described its location at the southwest corner of Roosevelt Road and Main Street. She stated that the subject site was formerly occupied by Chase Bank and has been vacant for some time. Ms. Stegall stated that That Burger Joint (also owned by Oberweis) and Connie's Pizza will be joined by Oberweis on the first floor of the building and that the lower floor of the building will be occupied by one or two office

tenants yet to be determined. Ms. Stegall stated that the site is currently zoned C4 Office District, and the zoning map amendment request is to rezone the property to C3 Service Commercial District. She added that, with one exception, all of the other properties fronting along Roosevelt Road between Nicoll and the western border with Wheaton are zoned C3; therefore, the Village feels C3 is the appropriate zoning for the subject site. She added that the Plan Commission had a favorable response to the potential rezoning of this property to C3 at a previous pre-application meeting. Ms. Stegall also stated that commercial properties surround the subject property to the east, west and north and apartments are located across the street to the south in the R4 Zoning District.

Ms. Stegall displayed a site plan. She stated that the special use permit being requested is for the drive-thru that is proposed to be located along the east property line that will require significant grading work at that location. She added that a retaining wall is proposed along the east property line that will be approximately 8 feet at its highest point.

Ms. Stegall reviewed zoning variations being requested for the subject project. She stated that the petitioners are requesting a trash enclosure to be located within the required 30-foot corner side yard setback. She stated that the trash enclosure is currently located south of the building adjacent to Main Street and will be located behind the building. She added that the building is within the required setback but is existing and grandfathered in as legal nonconforming, however, the new trash enclosure would require a variation. Ms. Stegall stated that a variation is also being requested to allow the size of two of the landscape islands in the parking lot to be smaller than what is required per the code and to allow the absence of one landscape island where required. She stated that the code requires landscape islands to be at least the size of the parking spaces in the lot in which they are located. She added that one island in front of the building is slightly smaller than other parking spaces in that area and that another small landscape island would be located next to the trash enclosure. She also stated that a landscape island is missing at the end of a row of parking, however, a very nice planting area is located just to the north of that row. Ms. Stegall stated that another variation is being requested for the height and length of two outdoor trellises in the front and the rear of the building that will highlight the front entrance and the rear seating area. Ms. Stegall stated that the petitioner intends to increase the landscape setbacks along Roosevelt Road and Main Street which was encouraged by both the Plan Commission and the Architectural Review Commission in pre-application meetings. She added that the landscape setback along Roosevelt Road will be increased from approximately 6 feet to 9.28 feet and the landscape setback along Main Street is being increased from approximately 1 foot to approximately 8-1/2 feet. She added that the existing impervious surface setbacks at that location are grandfathered in. She also added that the existing condition is being improved and being brought very close into conformance with the required 7-1/2-foot impervious surface and the 10-foot landscape setback that is required along the front. She stated that a variation is being requested to allow parking within 10 feet of that front property line. Ms. Stegall stated that a curb return radius of as little as 5 feet in lieu of the required maximum outside radius of 25 feet is being requested. Ms. Stegall also stated that the petitioner is requesting a variation to allow two light poles in the south parking lot to be located as close as 65 feet apart in lieu of 100 feet that is required. Ms. Stegall

also stated that impervious surface and retaining wall setbacks are being requested for the new drive-thru proposed along the east property line. Ms. Stegall stated that a variation is being requested to allow the Roosevelt Road drive and the drive on the property to the east in the Market Plaza shopping center to be closer than 185 feet apart which is the required separation of drives along Roosevelt Road. The drives would be 61 feet apart measured from center line to center line. Another variation associated with this drive is the setback from the intersection. Ms. Stegall added that the code requires a property on a major arterial main to be at least 200 feet back from the intersection or the length of the left-hand turn lane. She added that the taper for the left-hand turn lane starts at approximately the location of the Market Plaza access drive. Ms. Stegall added that there is a similar variation on the Main Street drive as the left turn lane extends well past the drive and a variation would be required to allow that drive to be closer than 40 feet from the intersection (the drive is proposed to be 38.1 feet from the intersection).

Ms. Stegall stated that the staff report contains some suggested conditions related to safety concerns regarding traffic and the proposed access drives and curb cuts. She added that the concerns were with regard to some left turning movements out of the Roosevelt Road drive. She added that some of the language has been adjusted and she read those changes for the Plan Commissioners. Ms. Stegall stated that the petitioner is enhancing the Roosevelt Road streetscape and a sidewalk is proposed along Main Street that would fill in an existing gap.

#### Petitioner's Presentation

Present regarding the subject property were Joe Oberweis, CEO of Oberweis Dairy, 951 Ice Cream Drive, North Aurora, Illinois, William Woodward, Traffic Engineer, KLOA, 9575 W. Higgins Road, Suite 400, Rosemont, Illinois, Patrick Gunn, Site Civic Engineer, Spaceco, 9575 Higgins Road, Suite 700, Rosemont, Illinois and Michael Aragona, Architect, 109 Brinker Road, Barrington Hills, Illinois.

Mr. Oberweis provided a background perspective of the subject project which will be located on a very difficult site that has been vacant for six years. He added that creativity is what is allowing Oberweis to make a reasonable use of the site and that they have created an elegant solution to the stacking issue. He also stated that the site has been the subject of significant compromise and that the subject space is an improvement over their existing space. Mr. Oberweis stated that this is their second location for That Burger Joint and that Connie's Pizza will be a very attractive use at the site.

Mr. Oberweis stated that access to the site is a major issue and he expressed concern that their access could be affected in the future. He added that whether or not the cross easement is allowed depends on the owners of Market Plaza shopping center. He also stated that the cross easement suggested by staff is a compromise for Oberweis but is an elegant solution. He added that if Market Plaza says no to the easement, the petitioner cannot invest millions of dollars in a business where the major egress/ingress is either not there or is at risk.

Mr. Oberweis stated he has a small concern regarding deliveries as they have a limited truck fleet and would prefer to make all deliveries off hours. He added that no customers are in the store at 10:00 a.m. which makes delivering at that time convenient. Mr. Oberweis responded to Plan Commissioner Buckton that the delivery truck will park in the bypass lane at the time of the delivery.

Mr. Aragona stated that they have a second scheme to separate the lighting poles in the south parking lot in order to eliminate that zoning variation. He added that either scheme at 60 feet or 100 feet works well. He stated they prefer the 60-foot scheme because it casts light onto the ramp and is safer. He added that the 60-foot scheme requires a variation. Mr. Aragona stated that they view the trash enclosure as a practical hardship. He stated the enclosure fulfills an operational need of proximity to the rear entry while allowing some separation from the exterior dining area. He added that the trash enclosure will be adequately landscaped with materials to match the building. Regarding the landscape islands, Mr. Aragona stated that the required number of parking spaces have been fit in to the north and south and some islands were approved to be smaller at a pre-application meeting. He stated he was unclear why an island was required in a landscape area on the east side near a ramp beyond the parking. He added that there is not enough room for an island near the trash enclosure and they have asked for relief at that location. Mr. Aragona stated that the distances between the drives and the Roosevelt Road entry and to the east of Market Plaza is an existing unique site characteristic and they are asking for approval based on that criteria. He added that the same is true for the 38 feet from the intersection where similar variations are based on existing driveway locations. Mr. Aragona stated that a variation was asked for the proposed trellis based on the fact that there is a dining area in the rear and the petitioner would like to provide a nice space for people entering the building and to provide some cover from the sun with a nice place to dine outdoors. He added that another trellis at the front of the building focuses attention on the entry. Mr. Aragona stated there is a hardship regarding impervious surfaces because the subject property cannot yield a reasonable return if permitted to be used only under the conditions allowed. He added that a ramp is required to allow the drive-thru and taking the stacking of the cars out of the way. He stated that an added benefit is that the retaining wall on the east side of Market Plaza will be covered. Mr. Aragona added that a reasonable return is needed regarding the drive-thru on the site.

Mr. Oberweis stated that they are excited about the proposed store and believe it will be a cornerstone for that area of the Village.

#### Questions from the Plan Commission

Plan Commissioner Buckton asked what the status of negotiations with the Market Plaza ownership currently is, and Ms. Stegall responded that negotiations currently are very preliminary. Ms. Stegall responded to Plan Commissioner Whiston that the Village Architectural Review Commission had a generally favorable response to the project and recommended approval by a vote of 5-1 with some conditions. Ms. Stegall responded to Plan Commissioner Girling that if the easement is granted, there would be a condition

that the current egress and ingress directly to Roosevelt Road would be required to be closed. Plan Commissioner Girling also asked if there is any place on the site where the light could be located where it would be in conformance. Ms. Stegall displayed a plan and stated that the required spacing is 100 feet and the two light poles are 60 feet apart. She stated that staff believes there is a benefit to having a light near an access drive for safety reasons. She added that a pole could be relocated on the site to meet the spacing requirement. Ms. Stegall responded to Plan Commissioner Ford that the exit on Main Street is a right-turn only and would be signed as a right-in/right-out. She also responded that crossing the two lanes to go into the left-turn lane would not be prohibited. She also stated that there is not enough room for a "porkchop" to force right-turn maneuvers at that location. Ms. Stegall verified for Plan Commissioner Ford that the current plan is that right and left turns will be allowed onto Roosevelt Road from the subject property and Market Plaza. Ms. Stegall also responded that the petitioner has asked that if a cross easement access is granted that the Village not impose turning restrictions on Market Plaza in the future. Ms. Stegall described the site entrances and exits at Plan Commissioner Buckton's request and stated that no porkchops are planned. Ms. Stegall verified for Plan Commissioner Ford that a car traveling south on Main Street cannot turn into the Main Street entrance. Chairman Fullerton asked how far down the next full access exit onto Roosevelt Road from Market Plaza is from the full access exit at the subject site, and Ms. Stegall replied approximately 30 feet. In response to Chairman Fullerton's concern regarding cars exiting to the right from Oberweis and cars exiting to the left from Market Plaza, Chief Norton replied that, although not ideal, the site was a full access site as a bank. He added that his concern is the site will generate much traffic which may or may not work. He added that is why language was requested that traffic at the site will be reviewed in one year with changes made if necessary. Police Chief Norton responded to Plan Commissioner Elliott that there were some accidents at the subject site when the former tenant was a bank and that he could see this potential traffic situation as problematic. He added that cars blocking traffic will create problems on Roosevelt Road, and the hope is that people who plan to head west from the site will use a route other than Roosevelt Road. Chief Norton responded to Plan Commissioner Ford that he believes since the site has been a functioning bank, traffic has increased notably, and he added that traffic in this area continues to increase. Police Chief Norton responded to Plan Commissioner Girling that a good time frame for a review of the subject site regarding the accident history would be one-year. He added that if several accidents occurred within a six-month period, changes would need to occur. He also added that the number of accidents used by the Manual on Uniform Traffic Control Devices is five per year. Ms. Hulseberg responded to Plan Commissioner Heming-Littwin that a condition states that if at some other time a significant problem occurs, the Village can speak with the property owner to resolve the issue. Police Chief Norton responded to Plan Commissioner Loch that the Market Plaza in-and-out immediately to the east of the subject site is not heavily used. Ms. Hulseberg added that that access point is beyond the left turning lane for southbound Main Street so it is actually a safer way to go west than the most easterly access point on the Oberweis property. Ms. Hulseberg responded to Plan Commissioner Buckton that the subject property has been vacant for approximately six years.

Plan Commissioner Girling asked if there will be any negative impact to traffic flows on the site if the easement is granted or if the improvement would be 100%. Traffic Consultant Schoenberg did not feel the improvement would be 100% but stated that using the further access gives people wanting to turn left more clearance from the intersection to do so. He added that the subject property would benefit greatly from a cross access easement. He also added that he did not feel that the additional traffic would make much difference because the intersection is not extremely busy. Mr. Schoenberg responded to Plan Commissioner Buckton that he is generally in agreement with the KLOA agreement. He added that the question is the left-turn drivers leaving the north lot as it is obvious they will have to wait a very long time to turn left which could result in congestion of the parking lot. He added that his review encourages visitors to the site to park in the south lot.

Plan Commissioner Bromann asked why the code requires the consolidation of the four lots, and Ms. Hulseberg stated that was added to the code by staff to encourage multiple lots to be consolidated into a single lot to meet zoning standards for setbacks, access and bulk regulations. She added that problems can arise after a development is constructed if there are multiple parcels instead of a single parcel.

Plan Commissioner Whiston stated he saw one handicap parking space in the north lot and one handicap parking space in the south lot. He asked if more handicap spaces could be made available on the north side of the lot to avoid handicapped people having to use stairs. Ms. Hulseberg responded that she believes the handicap parking spaces on the subject site meet the Illinois Accessibility Code Standards. Mr. Schoenberg added that considerable discussions were held regarding providing accessible access to both levels of the subject building and the requirements are that some ADA spaces must be close to the doors. He explained that the site is ADA compliant.

Plan Commissioner Buckton asked Mr. Oberweis if he was comfortable that his team has done enough to get people to the south lot, and Mr. Oberweis responded that he was not sure and that the only solution that would increase that would be to tear down the existing building and build a new structure or tear down half the building and use that area as a north to south access. He added that those economics would not work. Mr. Oberweis added that the rear of the site provides a pleasant solution for residents to interact with the building and that the north parking lot is more utilitarian. Plan Commissioner Buckton asked if more signage could solve problems on the site, and Mr. Aragona stated that additional signage has been added to the monument sign and on the banner of the awning. Plan Commissioner Buckton suggested adding large signage with an arrow to the west wall and added that once people are in the parking lot, it is difficult for them to exit and that people will be on the site trying to exit from the drive-thru. Mr. Oberweis stated that he had spoken with Market Plaza owners who stated that cars related to the subject site can traverse into the Market Plaza area. Mr. Oberweis responded to Plan Commissioner Whiston that their stores have repeat business from customers in the area. Mr. Woodward responded to Plan Commissioner Heming-Littwin that 35% of their customers use the drive-thru and he would not anticipate more drive-thru traffic with the newer drive-thru as the drive-thru will only offer Oberweis products. Mr. Oberweis added that

cars coming out of the drive-thru will be exiting the site at the existing pace for a longer duration.

Plan Commissioner Elliott stated that Condition C reads that, after a year, the Glen Ellyn Police Department will evaluate the data and may impose left-turn restrictions on Roosevelt Road, however, the condition does not state that the entry way will be closed. He asked if Mr. Oberweis was willing to live with that condition and Mr. Oberweis replied that he would be willing to work out whatever makes the most sense if there is a problem but felt his answer would be no. Mr. Oberweis stated he is very concerned regarding the safety issue. Chief Norton responded that there is accident data on the driveway immediately to the east of the site.

Plan Commissioner Buckton asked if a motion could be made to table the ongoing discussion and move to discuss the other points of the project that could be voted on. Mr. Oberweis stated that they are on a very tight timetable regarding the proposed project and would need approval by October 22, 2012 to move forward. Ms. Hulseberg clarified that Village Manager Franz has approved Condition C earlier this evening and his understanding is that what is being proposed at this meeting is acceptable based on his earlier conversation today with Mr. Oberweis. She added that Mr. Franz stated that he did not say that the Village would not impose any turning movements should there be traffic or safety issues. Ms. Hulseberg stated that the language forwarded to Mr. Oberweis today is less restrictive than previous language he has seen and states that at one year only will the Village review restricting left-turns out of the site and will work with the petitioner regarding any other issues.

Chairman Fullerton asked the Plan Commissioners for their opinions regarding the subject project. Plan Commissioner Ford stated he had no problem making allowances for any of the variances at the subject site due to the uniqueness of the property and the length of time that it has been vacant. He asked how the Plan Commissioners viewed the setback on the trash enclosure and the vegetation islands in the parking lot. Plan Commissioner Girling stated he preferred staff's recommendation regarding the ingress and egress and that language could be added that the Village, with a one time only condition, would agree not to completely close off the ingress and egress after the one year review. Plan Commissioner Whalen stated he would like to see language amicable to everyone regarding the egress point and expressed concern regarding left-hand turns from the site across traffic. Plan Commissioner Buckton did not feel that the wording regarding this project was stringent enough and that the Shell site is a perfect example of owners not being willing to work with the Village to correct a situation. Plan Commissioner Bromann stated he did not have a problem with the language from the standpoint that the downside risk does not seem too great and the conditions include signage being imposed and the cost of closing down the ingress and egress if the Market Plaza deal goes through. He expressed concern regarding reviewing the site on a perpetual basis and added that a drop dead date is necessary. Plan Commissioner Heming-Littwin requested a condition that the petitioners work with the Village. Plan Commissioner Elliott stated that he did not have a problem with the traffic-related variances or Condition D. He also felt that the language in Condition C is fair because it

calls for a one-year accident history review that he feels is reasonable. He stated that he saw no language that would allow the Village to close the point of egress. He added that he did not feel there would be an issue because after a few months, people will park in the south parking lot regularly and there will not be traffic concerns. He added that if time wasn't a restriction, he would suggest adjourning the meeting, working everything out and returning next week with different language. He added that it might be beneficial to have the petitioners meet with a staff member at this time to come up with necessary objective criteria. Plan Commissioner Loch stated she agreed with many of Plan Commissioner Elliott's comments. She added that people who use the subject site repeatedly will figure out how to use the lots. She stated she had some concern regarding cars going through the drive-thru as they will be required to use the north lot. She also was supportive of reviewing the site in one year's time. She added that the stores will be a great addition to the Village. Plan Commissioner Whiston was supportive of reviewing the project after one year. He also was supportive of language as previously read regarding differences being negotiated rather than objective criteria. He stated he would like the project to move forward.

Plan Commissioner Whiston asked Mr. Aragona if the separation of the light poles in Plan B could be done by adjusting the reflectors so that lighting would be provided on the ramp. Mr. Aragona responded that would require a two-headed solution and there would have to be a significant cut-off so that it didn't spill onto the neighboring property to the east. He stated it would be possible but he feels the other solution is better because a light pole would be at the new Main Street entry with a continuation of light to the middle of the parking lot to the ramp so it leads the customer to the ramp. Mr. Aragona responded to Plan Commissioner Bromann that there is not an elevator in the building. Mr. Aragona also responded to Plan Commissioner Bromann that one cannot get to the south lot from the north lot via the bypass lane. Mr. Aragona also responded to Plan Commissioner Bromann that the bypass lane will be used for small box truck parking on off hours.

#### Staff Comments

Ms. Hulseberg stated that she has been communicating with Village Manager Franz during the meeting and apologized for a misunderstanding. She stated that he has clarified a confusing response that Mr. Oberweis' statements were as stated in their meeting. Ms. Hulseberg stated she has spoken with the Police Chief and the traffic consultant who, along with the planning staff, would find acceptable the revised language that if safety issues arise in relation to the Roosevelt Road access drive that the petitioner shall work with the Village to resolve such issues to the satisfaction of the Police Department. Mr. Oberweis stated that he appreciated the corrections.

#### Persons in Favor of or in Opposition to the Request

Ken Kloss, 350 Ridgewood, Glen Ellyn, Illinois wondered if the Grandma Sally's property in Glen Ellyn would have fewer limitations for the subject project. Mr. Kloss stated that his family is a frequent user of Oberweis. He felt that customers will become

used to entering and exiting the site but felt that the access situation could be re-thought out so that cars are not pinned in by trucks at that location. He stated that a person from Market Plaza had stated the right contact was provided to Staci Hulseberg so he did not see that as an issue.

Mary Ann Golla, 40 S. Main, Glen Ellyn, Illinois stated that she lives across the street from the subject project in the Riviera Condominiums. She stated that people enter Main Street and turn left to Roosevelt Road or people exiting Market Plaza turn left onto Roosevelt Road. She asked if people will be allowed in and out of the access from the intersection of Main and Roosevelt or only out. Mr. Woodward responded right in and right out so if one is heading north on Main Street towards Roosevelt Road, one can make a right into it and if you are on the property and want to exit, all one can do is to right out. Ms. Golla stated that she did not feel signage will work in the alleyway behind Market Plaza because it currently states trucks only, however, cars also travel there. She asked if people will have access off of the alleyway to enter the eating area at the south and Mr. Woodward stated they will but there is also a full access proposed on Main Street in alignment with Taft Avenue. Mr. Oberweis clarified that a person will be able to enter the site via a new entrance off Taft Avenue. Ms. Golla also recommended that the petitioners use the Grandma Sally's property for the subject use as access would be available off of Taft Avenue and Roosevelt Road. She stated she foresees a lot of problems with traffic because she sees it every day. She then applauded the petitioner for building the proposed project because it will make the area much better.

Plan Commissioner Ford moved, seconded by Plan Commissioner Heming-Littwin, to close the public hearing. The motioned carried unanimously by voice vote.

#### Comments from the Plan Commission

Plan Commissioner Ford stated that he would like to hear feedback from the other Plan Commissioners regarding the trash and the islands. He stated he viewed the setback to the trash enclosure being so close to the street and sidewalk to be a bigger issue although he is willing to vote for the variation. He added that he is fine with all of the other variations being requested.

Plan Commissioner Girling stated he was pleased that the petitioner found a solution for a tough problem and that this valued business is staying in Glen Ellyn. He added that he is fine with the variations being requested. He also stated that the reason he is supportive of the trash enclosure is because there is a practical hardship related to proximity that calls for the granting of the variance.

Plan Commissioner Whalen was supportive of all of the requested variations and the change in the language of the condition. He stated that he feels the project will be a great improvement to the area on Roosevelt Road. He stated that the constraints of the property warrant the location of the dumpsters.

Plan Commissioner Buckton stated he was pleased that Oberweis is planning on moving to the subject property. He stated it is a creative use but has its limitations. He stated, however, that he will not support this project because this meeting affected the credibility of the petitioner and staff.

Plan Commissioner Bromann stated he liked the subject project concept and stated he wished it had happened 10 years ago when his children were younger. He stated that he is not opposed to any of the variations and is supportive of the project.

Plan Commissioner Heming-Littwin thanked the petitioners for trying to make a unique piece of property work that has been vacant for a while. She stated she has no issues with any of the variations and will choose to have a discussion regarding the garbage enclosure after this meeting with the other Commissioners.

Plan Commissioner Elliott was in favor of the application for the petitioner including the map amendment, the special use permit and the variations. He stated that he would support Conditions A and B with the provision asked for by Mr. Oberweis that there be a best efforts cause on deliveries during off-hours. He also was supportive of Conditions D and E. He stated that he will support Condition C as others are comfortable with that resolution. He added that there is an established hardship at the subject property given what the petitioner is trying to do at that location.

Plan Commissioner Loch stated she was in support of the project and the related variations with no concerns. She added that she appreciated the rewriting of Condition C.

Plan Commissioner Whiston stated he was in favor of the proposal. He stated he would prefer the trash receptacle on the corner with a variation rather than next to him while he is eating on the outside patio or having the trash all the way across the property. He stated he was prepared to insist on 100 feet for the light poles but is agreeing to the variation for safety reasons as more light will be provided on the ramp for the drive-in.

Chairman Fullerton was in favor of the proposed project and felt it was a great addition to the Village. Regarding the trash enclosure, she stated it is a practical hardship because of the topography of the land. She expressed disappointment because she did not feel it was fair for the Plan Commissioners to sit through discussions that they did not need to be present for.

### Motion

Plan Commissioner Girling moved, seconded by Plan Commissioner Ford, to recommend that the Village Board approve a Zoning Map Amendment, Special Use Permit and Zoning Variations as follows in association with the planned renovation of the existing building for Oberweis Dairy at 515 Roosevelt Road based on the findings of fact in the petitioner's application packet stamped received September 26, 2012 and presented by the petitioner at this public hearing as well as the findings included in the deliberations of the Plan Commission:

- A. A Zoning Map Amendment in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to rezone the property from the C4 Office zoning district to the C3 Service Commercial zoning district.
- B. A Special Use Permit for a drive in commercial facility (i.e. drive-thru) in accordance with Section 10-4-15(B)9 of the Zoning Code.
- C. The following Variations from the Glen Ellyn Zoning Code:
  1. A Variation from Section 10-5-5(B)4(38) to allow a proposed trash enclosure to be located within the required 30 foot corner side yard setback.
  2. A Variation from Section 10-5-8(H) to allow the size of some of the landscape islands in the parking lot to be less than the size of the parking spaces and to allow the absence of a landscape island at the northern end of the easternmost row of parking south of the building.
  3. A Variation from Section 10-5-11(J) to allow 61 feet between the proposed Roosevelt Road Access drive and the access drive on the property to the east in lieu of the minimum separation of 185 feet required and to allow the Roosevelt Road access drive to be approximately 125 feet from the intersection in lieu of 200 feet or the length of the left turn storage lane required by Section 10-5-11(C)2 of the Zoning Code.
  4. A Variation to allow the northern Main Street access drive to be located 38.1 feet from the intersection in lieu of the minimum separation of 40 feet required by Section 10-5-11(C)1 of the Zoning Code and to be closer than 200 feet and less than the length of the left turn storage lane from the intersection as required by Section 10-5-11(C)2 of the Zoning Code.
  5. A Variation from Section 10-5-5(B)4(3) to allow the proposed trellis on the south side of the building to have an area of 870 square feet in lieu of the maximum area of 250 square feet permitted, to allow the northern trellis to have a length of 23 feet and the southern trellis to have a length of 43.5 feet in lieu of the maximum length of 20 feet permitted and to allow both trellises to have a height of 12 feet in lieu of the maximum height of 10 feet permitted.
  6. A Variation from Section 10-4-15(G)1(a) to allow vehicles to be parked 9.28 feet from the front property line in lieu of the minimum distance of 10 feet required.
  7. A Variation from Section 10-5-11(E)2(b) to allow a curb return radius of as little as 5 feet in lieu of the minimum outside radius of 25 feet required.
  8. A Variation from Section 10-5-13(M)2(b) to allow two of the proposed parking lot light poles to be located approximately 65 feet apart in lieu of the minimum separation of 100 feet required.

9. A Variation from Section 10-5-5(C) to allow new impervious surfaces located primarily along the eastern property line to be as little as 1.5 feet from the property line in lieu of the minimum setback of 7.5 feet required.
10. A Variation from Section 10-5-5(B)4(37) to allow a retaining wall with a setback of as little as 1.5 feet in lieu of the minimum setback of 7.5 or 15 feet required depending on the height of the wall.

The recommendation for approval was subject to the following conditions:

- A. The project shall be constructed in substantial conformance with the plans as submitted and the testimony as presented at tonight's meeting.
- B. The petitioner shall make all best efforts to ensure deliveries occur during off hours.
- C. If safety issues arise relevant to the Roosevelt Road access drive, the petitioner shall work with the Village to resolve such issues to the satisfaction of the Glen Ellyn Police Department.
- D. That if perpetual cross access easement is able to be negotiated with the Market Plaza shopping center to the east, now or in the future, that the plans and/or site shall be revised or redesigned as indicated on the alternate Site Plan, including the closure of the Roosevelt Road access drive. In such an event, the Village agrees to allow the adjacent shopping center access drive to the east to remain a full access drive so long as the cross access easement is in place provided that restrictions are not imposed on this drive by others having superior authority.
- E. That the Village agrees to pay for any modifications to the Roosevelt Road access drive that may be imposed on the petitioner by the Village in accordance with Conditions C & D above if construction of the project is complete and a final occupancy permit has been issued.

The motion carried with nine (9) yes votes and one (1) no vote as follows: Plan Commissioners Girling, Ford, Bromann, Elliott, Heming-Littwin, Loch, Whalen, Whiston and Chairman Fullerton voted yes; Plan Commissioner Buckton voted no.

There being no further business before the Plan Commission, Plan Commissioner Elliott moved, seconded by Plan Commissioner Heming-Littwin, to adjourn the meeting at 9:55 p.m.

Prepared by:  
Barbara Utterback, Recording Secretary

Reviewed by:  
Michele Stegall, Village Planner

**Village Of Glen Ellyn**

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**Ordinance No. \_\_\_\_\_**

**An Ordinance Granting Approval of  
a Zoning Map Amendment, Special Use Permit, Zoning Variations, Sign Variations and the  
Exterior Appearance for Oberweis Dairy to be Located at 515 Roosevelt Road  
Glen Ellyn, Illinois 60137**

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**Adopted by the  
President and the Board of Trustees  
of the Village of Glen Ellyn  
DuPage County, Illinois  
This \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.**

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Published in pamphlet form by the authority of the  
President and Board of Trustees of the Village of  
Glen Ellyn, DuPage County, Illinois, this \_\_\_\_\_  
day of \_\_\_\_\_, 20 \_\_\_\_.

Ordinance No. \_\_\_\_\_

**An Ordinance Granting Approval of  
a Zoning Map Amendment, Special Use Permit, Zoning Variations, Sign Variations and the  
Exterior Appearance for Oberweis Dairy to be Located at 515 Roosevelt Road  
Glen Ellyn, Illinois 60137**

Whereas, Oberweis Dairy, Inc., contract purchaser of property located at 515 Roosevelt Road, and TOGI REI, LLC, intended assignee of said contract, have petitioned the Village President and Board of Trustees for approval of the following:

- A. A Zoning Map Amendment in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to rezone the property from the C4 Office zoning district to the C3 Service Commercial zoning district.
- B. A Special Use Permit for a drive in commercial facility (i.e. drive-thru) in accordance with Section 10-4-15(B)9 of the Zoning Code.
- C. The following Variations from the Glen Ellyn Zoning Code:
  - 1. A Variation from Section 10-5-5(B)4(38) to allow a proposed trash enclosure to be located within the required 30 foot corner side yard setback.
  - 2. A Variation from Section 10-5-8(H) to allow the size of some of the landscape islands in the parking lot to be less than the size of the parking spaces and to allow the absence of a landscape island at the northern end of the easternmost row of parking south of the building.
  - 3. A Variation from Section 10-5-11(J) to allow 61 feet between the proposed Roosevelt Road access drive and the access drive on the property to the east in lieu of the minimum separation of 185 feet required and to allow the Roosevelt Road access drive to be approximately 125 feet from the intersection in lieu of 200 feet or the length of the left turn storage lane required by Section 10-5-11(C)2 of the Zoning Code.
  - 4. A Variation to allow the northern Main Street access drive to be located 38.1 feet from the intersection in lieu of the minimum separation of 40 feet required by Section 10-5-11(C)1 of the Zoning Code and to be closer than 200 feet and less than the length of the left turn storage lane from the intersection as required by Section 10-5-11(C)2 of the Zoning Code.
  - 5. A Variation from Section 10-5-5(B)4(3) to allow the proposed trellis on the south side of the building to have an area of 870 square feet in lieu of the maximum area of 250 square feet permitted, to allow the northern trellis to have a length of 23 feet and the southern trellis to have a length of 43.5 feet in lieu of the maximum length of 20 feet permitted and to allow both trellises to have a height of 12 feet in lieu of the maximum height of 10 feet permitted.

6. A Variation from Section 10-4-15(G)1(a) to allow vehicles to be parked 9.28 feet from the front property line in lieu the minimum distance of 10 feet required.
7. A Variation from Section 10-5-11(E)2(b) to allow a curb return radius of as little as 5 feet in lieu of the minimum outside radius of 25 feet required.
8. A Variation from Section 10-5-13(M)2(b) to allow two of the proposed parking lot light poles to be located approximately 65 feet apart in lieu of the minimum separation of 100 feet required.
9. A Variation from Section 10-5-5(C) to allow new impervious surfaces, located primarily along the eastern property line to be as little as 1.5 feet from the property line in lieu of the minimum setback of 7.5 feet required.
10. A Variation from Section 10-5-5(B)4(37) to allow a retaining wall with a setback of as little as 1.5 feet in lieu of the minimum setback of 7.5 or 15 feet required depending on the height of the wall.

D. The following Variations from the Glen Ellyn Sign Code:

1. A Variation from Section 4-5-12(E)2 to allow 11 primary signs on the property in lieu of the maximum number of 2 primary signs permitted.
2. A Variation from Section 4-5-12(B) to allow a total of 276 square feet of primary signage in the lieu of the maximum area of 156 square feet permitted.
3. A Variation from Section 4-5-7(K) to allow a sign to be painted on the west building elevation.
4. A Variation from Section 4-5-5(G)1 to allow a total area of 294 square feet of incidental signage in lieu of the maximum area of 15.6 square feet permitted.
5. A Variation from Section 4-5-5(G)2 to allow incidental signage with heights of 11 feet 1 inch, 13 feet 8 inches and 20 feet 7 inches in lieu of the maximum height of 10 feet permitted.
6. A Variation from Section 4-5-5(G)3 to allow 4 incidental signs on the property in lieu of the maximum number of 3 incidental signs permitted.

E. Exterior Appearance approval in accordance with the Appearance Review Guidelines adopted on October 9, 2006 as Ordinance 5508.

all associated with the proposed renovation of the existing building on the property and related site improvements in order to accommodate 3 restaurant uses on the first floor and office use of the lower level; and

**Whereas**, the subject property is commonly known as 515 Roosevelt Road and is located at the southeast corner of Roosevelt Road and Main Street; and

**Whereas**, the property is currently located in the C4 Office District and is legally described as follows:

THAT PART OF LOTS 1 THROUGH 5 INCLUSIVE IN BLOCK 83 IN WHEATON ESTATES SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, EXCEPT THAT PART THEREOF TAKEN FOR ROOSEVELT ROAD AS DEDICATED PER DOCUMENT R88-058405, IN DUPAGE COUNTY, ILLINOIS

TOGETHER WITH

VACATED TAFT AVENUE, AS VACATED DECEMBER 29, 1969 PER DOCUMENT R69-54273, IN DUPAGE COUNTY, ILLINOIS

TOGETHER WITH

LOTS 1 AND 2 IN BLOCK 84 IN WHEATON ESTATES SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF TAFT AVENUE AS ORIGINALLY DEDICATED PER DOCUMENT R69-54273 AND RELOCATED PER DOCUMENT R73-72426, IN DUPAGE COUNTY ILLINOIS

P.I.N.s: 05-23-104-036, 05-23-104-004, 05-23-104-030 and 05-23-104-039; and

**Whereas**, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Architectural Review Commission conducted a public hearing and meeting to consider the proposed Exterior Appearance and requested Sign Variations on October 10, 2012, at which hearing and meeting the petitioner presented evidence, testimony, and exhibits

relative to the requests for Exterior Appearance and Sign Variation approvals and one person spoke and raised general questions about the project; and

**Whereas**, based upon the evidence, testimony, and exhibits presented at the October 10, 2012 Architectural Review Commission public hearing and meeting, by a vote of five (5) “yes” and one (1) “no”, the Architectural Review Commission recommended approval of the proposed Exterior Appearance and Sign Variations with conditions as set forth in the October 10, 2012 minutes of the Architectural Review Commission, a draft of which is attached hereto as Exhibit “A”; and

**Whereas**, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on October 11, 2012, at which hearing the Plan Commission considered the requested zoning map amendment, special use permit and zoning variations; and

**Whereas**, at the October 11, 2012 public hearing, the petitioner presented evidence and testimony in support of the requests and two (2) members of the public commented on the project; and

**Whereas**, after having considered the evidence presented, including the exhibits and materials submitted, by a vote of nine (9) “yes” and one (1) “no”, the Plan Commission recommended approval of the requested zoning map amendment, special use permit and zoning variations as set forth in the minutes of the October 11, 2012 Plan Commission meeting, a draft of which is attached hereto as Exhibit “B”; and

**Whereas**, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the October 10, 2012 Architectural Review Commission public meeting

and hearing and the October 11, 2012 Plan Commission public hearing and have considered the recommendations of the Architectural Review Commission and Plan Commission and hereby make the following findings of fact in regard to the requests;

A. In regard to the requested Sign Variations identified herein above for the total number and area of primary signage, number and area of incidental signage and height of incidental signage, the Village Board finds that:

1. The requested variations comply with the Statement of Purpose in the Glen Ellyn Sign Code because the proposed signs provide for signs that are legible in the context in which they are viewed, harmonize with their surroundings, are consistent with the character of the community and minimize vehicular confusion.
2. The requested variations will not alter the essential character of the locality because the north elevation signage maintains the Roosevelt Road street character created by like-signs and the signage and architectural finishes on the south elevation are designed to be neutral and sensitive to the residential development to the south.
3. The petitioner has demonstrated a practical difficulty and particular hardship as a result of adhering to the strict letter of the regulations of the Sign Code because the building is proposed to be used by multiple tenants similar to a shopping center and primary identification signage is needed for each tenant.
4. The plight of the owner is due to unique circumstances because the building is located on a corner and because of the topography of the site, requires entry points to the north and south. Signage is required at both facades to clearly present the offerings within. The quantity of signs requested is due to the nature of multiple tenants and multiple entry points. The monument sign is necessary to focus the passing potential customers attention to the products within.

B. In regard to the requested Variation to allow a sign to be painted on the west building elevation, the Village Board finds that the requested variation:

1. Complies with the Statement of Purpose in the Glen Ellyn Sign Code because the proposed sign is consistent with the character of the community and is compatible with the architecture of the building.
2. The requested variation will not alter the essential character of the locality because the sign is designed to be subtle and more of a watermark and will help break up and add visual interest to the west building wall.
3. The petitioner has demonstrated a practical difficulty and particular hardship as a result of adhering to the strict letter of the regulations of the Sign Code because there is no room to

install foundation plantings or other features along the wall to help soften and break up the façade.

4. The plight of the owner is due to unique circumstances because the subject sign is proposed on what would otherwise be a blank building wall and the proposed sign will help break up and provide visual interest along this façade.

C. In regard to the requested Zoning Map Amendment, the Village Board hereby finds that:

1. The existing uses of property within the general area include the Market Plaza shopping center to east, office use to the north, a fast food restaurant to the west and residential uses to the south.
2. The subject property is surrounded to the north, east and west by C3 zoning. R4 zoning is located south of the property.
3. The proposed use is compatible with the other uses along Roosevelt Road. The proposed C3 rezoning would allow the proposed restaurant and business uses.
4. The trend of development in the area since the property was placed in the current C4 zoning classification includes retail and restaurant uses.
5. The trend of development encouraged in this area by the Comprehensive Plan is compatible with the proposed uses and zoning of the property.
6. The property has been vacant for roughly 6 years.
7. The proposed zoning will increase the number of permitted uses on the property in a manner compatible with most other properties along Roosevelt Road and should have a positive impact on property values.

D. In regard to the petitioner's request for Exterior Appearance approval, the Village Board finds that the proposed exterior appearance is compatible with the goals and purpose of the Appearance Review Guidelines adopted on October 9, 2006 by the adoption of Ordinance 5508 and that satisfactory arguments have been made for any deviations from the Guidelines.

E. In regard to the requested Special Use Permit, the Village Board hereby finds that:

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan because a drive-thru is allowed with a Special Use Permit in the C3 zoning district.
2. The proposed use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and the proposed use will not change the essential character of the area because the drive-thru is designed to minimize the impact upon the intersection, the

neighboring R4 properties to the south and the site itself. The ramp design is both functional and is designed to beautify the existing poor condition of the expansive concrete retaining wall installed by the neighbor to the east.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses because the former use allowed for multiple drives for bank teller services and the proposed use will only have one drive-thru lane.
  4. The proposed use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because the property is already receiving such services and with the proposed drive-thru design, police and fire will now have access to all sides of the structure.
  5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because public facilities or services should not be burdened beyond that of any other Village business and the Village should benefit from the additional tax revenue generated by the project, including the proposed drive-thru.
  6. The proposed use will not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors because the proposed drive-thru should not produce excessive noise, smoke, glare or odors and should not generate excessive traffic in comparison to other drive-thrus along Roosevelt Road.
  7. The proposed use will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the proposed new access drive on Main Street will route drive thru traffic in an efficient manner to the drive-thru ramp. Wayfinding signage via ground mounted drive-thru directionals will reinforce the path for patrons.
  8. The proposed use will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the engineering plans demonstrate that the ramp design will not impact the on-site stormwater management in any significant way.
  9. The proposed use will not result in the destruction, loss or damage to natural, scenic or historic features of major importance to the community because no such features exist on the property.
- F. In regard to requested Zoning Variations the Village Board makes the following findings of fact:

1. The requested variations will not alter the essential character of the locality because they will allow for development of the property consistent with the character of the surrounding properties on Roosevelt Road and will improve the appearance of the property which is located at a prominent intersection.
2. The petitioner has demonstrated a practical difficulty and particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code because the property in question is developed with an existing building being retrofitted for a new use. The existing site characteristics including a narrow lot frontage and topography create difficulties in developing the site.
3. The plight of the owner is due to unique circumstances because the property in question is developed with an existing building being retrofitted for a new use. The existing site characteristics including a narrow lot frontage and topography create difficulties in developing the site.
4. The conditions upon which the zoning variations are based are not generally applicable to other property in the district.
5. The practical difficulties and particular hardship related to the shape and topography of the site have not been created by the petitioner.
6. There are no new additions proposed to the building that will impact light or air to adjacent property.
7. The proposed variations will not diminish or impair property values within the neighborhood.
8. The petitioner has worked with staff to minimize the number and degree of requested variations.

**Whereas**, the President and Board of Trustees have determined that approving the Exterior Appearance of the project is consistent with the recommendations of the Glen Ellyn Appearance Review Guidelines, that granting the requested Sign Variation is consistent with the goals and purpose of the Glen Ellyn Sign Code and that granting the requested Zoning Map Amendment, Special Use Permit and Zoning Variations as recommended by the Plan Commission is consistent with the goals of the Glen Ellyn Zoning Code.

**Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois,** in the exercise of its home rule powers, as follows:

**Section One:** The minutes from the October 10, 2012 Architectural Review Commission public hearing and meeting, a draft of which is attached hereto as Exhibit “A”, and the minutes from the October 11, 2012 Plan Commission public hearing, a draft of which is attached hereto as Exhibit “B”, and the findings of fact set forth therein and in the preambles above are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the October 10, 2012 public meeting and hearing of the Architectural Review Commission and the October 11, 2012 public hearing before the Plan Commission.

**Section Two:** Based upon the findings of fact and recommendations of the Architectural Review Commission and Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Zoning Map Amendment, Special Use Permit, Zoning Variations, Sign Variations and Exterior Appearance as requested and identified herein above with the exception that the variations for the total number and area of primary signage are reduced as set forth below to account for the removal of the That Burger Blade sign proposed on the south elevation which is not approved.

- A. A variation from Section 4-5-12(E)2 to allow 10 primary signs on the property in lieu of the maximum number of 2 primary signs permitted.
- B. A variation from Section 4-5-12(B) to allow a total of 267 square feet of primary signage in the lieu of the maximum area of 156 square feet permitted.

**Section Three:** This grant of approval is subject to the following conditions:

- A. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at the October 10, 2012 public meeting and hearing of the Architectural Review Commission and the October 11, 2012 public hearing before the Plan Commission and

with the petitioner's application packet dated September 24, 2012 including the following plans and documents referenced below, as though they were attached to this Ordinance:

1. Statement of Purpose updated September 25, 2012
2. Application for Variation signed August 13, 2012
3. Application for Zoning Map Amendment signed August 13, 2012
4. Application for Sign Variation signed August 13, 2012
5. Exterior Appearance Review Application signed September 10, 2012
6. Application for Special Use Permit signed August 13, 2012
7. Picture of Ledgestone Over Limestone
8. Picture of Fypon (used at pergola)
9. Sherwin Williams Perfect Greige color detail
10. Sherwin Williams Heron Plume color detail
11. Sign Table
12. Site Plan prepared by Capital Signs dated September 17, 2012
13. Front Sign Details prepared by Capital Signs updated September 17, 2012
14. Rear Sign Elevation Details prepared by Capital Signs updated September 17, 2012
15. Monument Sign Detail prepared by Capital Signs updated September 17, 2012
16. Blade Sign Detail prepared by Capital Signs updated September 17, 2012
17. Menu Board Detail prepared by Main Street Menu Systems updated September 17, 2012
18. Directional Sign Detail prepared by Capital Signs updated September 17, 2012
19. Oberweis Dairy Awning Signs dated September 17, 2012
20. That Burger Joint Painted Wall Sign updated September 17, 2012
21. Quantitative Summary (2 pages) dated September 10, 2012
22. Electrical Site Plan – Photometrics dated September 10, 2012
23. McGraw Edison Light Fixture Details
24. Baselite Corporation Light Fixture Arm, Shade and Glass Details (3 pages)
25. APLighting W512 Light Fixture Details
26. Architectural Louvers Equipment Screen Detail and Finish and Color Guide
27. Classic Colonial Rockwood Retaining Wall Details
28. Site Plan prepared by Michael Aragona Architects revised September 25, 2012 – Sheet A0.2
29. Equipment Screening Exhibit prepared by Michael Aragona Architect revised September 10, 2012 – Sheet A0.3
30. Altered Wall Area prepared by Michael Aragona Architect revised September 10, 2012 – Sheet A0.4
31. Floor Plan prepared by Michael Aragona Architect revised September 10, 2012 – Sheet A1.1
32. Lower Level Plan prepared by Michael Aragona Architect revised September 10, 2012 – Sheet A1.2
33. Demo and Concept Roof Plans prepared by Michael Aragona Architect revised September 10, 2012 – Sheet A1.3
34. Exterior Elevations prepared by Michael Aragona Architect revised September 10, 2012 – Sheet A2.1
35. Landscape Plan prepared by McCallum Associates revised September 10, 2012- Sheet L1.0
36. Tree Inventory prepared by McCallum Associates revised September 10, 2012 – Sheet L2.0
37. Color Rendering of Front and West Building Elevations prepared by Michael Aragona Architect

38. 515 Roosevelt Road Plat of Consolidation revised September 14, 2012
39. Geometric Plan prepared by SpaceCo, Inc. revised September 11, 2012 – Sheet GM
40. Grading Plan prepared by SpaceCo., Inc. revised September 11, 2012 – Sheet GR
41. Utility Plan prepared by SpaceCo., Inc. revised September 11, 2012 – Sheet UT
42. Soil Erosion and Sediment Control Plan prepared by SpaceCo., Inc. revised August 10, 2012 – Sheet SE3
43. Alternate Site Plan prepared by SpaceCo., Inc. dated September 11, 2012
44. DuPage County Stormwater Tabular Submittal revised August 10, 2012

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Planning and Development Department.

- B. That the existing and proposed rooftop mechanical equipment will either be screened or relocated so that it is not visible of any side, including from the Market Plaza parking lot, to either pedestrians or motorists.
- C. That the proposed reclaimed wood siding on the west building wall return shall be replaced with limestone that matches the remaining limestone proposed elsewhere on the building.
- D. That the cow mural proposed inside the northern storefront window shall be reduced in size to comply with the Sign Code regulations relative to window signage.
- E. That “That Burger Joint” blade sign proposed on the south building elevation is not approved and shall either be removed or relocated inside the building.
- F. The petitioner shall make his best efforts to ensure that all deliveries occur during off hours.
- G. If safety issues arise in relation to the Roosevelt Road access drive that the petitioner shall work with the Village to resolve such issues to the satisfaction of the Police Department.
- H. That if a perpetual cross access easement is able to be negotiated with the Market Plaza shopping center to the east, now or in the future, that the plans and/or site shall be revised or redesigned as indicated on the Alternate Site Plan, including the closure of the Roosevelt Road access drive. In such an event, the Village agrees to allow the adjacent shopping center access drive to the east to remain a full access drive so long as the cross access easement is in place provided that restrictions are not imposed on this drive by others having superior authority.
- I. That the Village agrees to pay for any modifications to the Roosevelt Road access drive that may be imposed on the petitioner by the Village in accordance with Conditions G&H above if construction of the project is complete and a final occupancy permit has been issued.
- J. After completion of the planned work along Main Street, the petitioner shall submit itemized invoices identifying the actual amounts owed for the curb and striping work performed along Main Street and the Village shall reimburse the petitioner for the actual costs of said work up to an amount not to exceed \$6,500.
- K. The Plat of Consolidation shall be executed and recorded prior to the issuance of a full building permit.

**Section Four:** The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Zoning Map Amendment, Special Use Permit, Zoning Variations, Sign Variations and Exterior Appearance approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless an occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

**Section Five:** The property at 515 Roosevelt Road is hereby zoned C3 Service Commercial zoning district. The Director of the Planning and Development Department shall cause the Zoning District Map of the Village of Glen Ellyn to be amended to place said properties in the C3 Service Commercial District. A map indicating the location of the subject property is attached hereto and identified as Exhibit "C."

**Section Six:** This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

**Section Seven:** Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

**Section Eight.** The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

**Passed** by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**Ayes:**

**Nays:**

**Absent:**

**Approved** by the Village President of the Village of Glen Ellyn, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Village President of the  
Village of Glen Ellyn, Illinois

**Attest:**

\_\_\_\_\_  
Village Clerk of the  
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the \_\_\_ day of \_\_\_\_\_.)

X:\PlanDev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 515\Roosevelt, 515, Oberweis, ZMA, SUP, EA, ZV\Ordinance.doc

# OBERWEIS / THAT BURGER JOINT



**that  
burger  
joint**

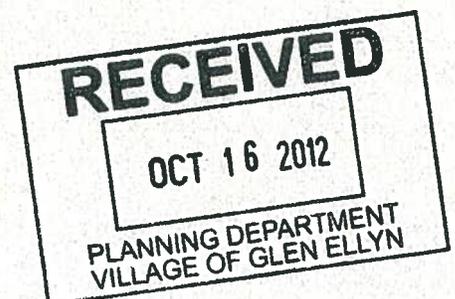
515 ROOSEVELT ROAD, GLEN ELLYN, ILLINOIS

September 24, 2012

submitted to :

**the Village of GLEN ELLYN**

submitted by :  
**Michael Aragona - Architect**  
**Barrington, IL**  
for Oberweis Dairy, Inc.



## INDEX

### I. Statement of Purpose

### II. Applications

- a) Zoning variation application
- b) Zoning Map Amendment application
- c) Sign Variation application
- d) Appearance application
- e) Land Consolidation application
- f) Special Use application

### III. Oberweis History and operations

### IV. Architectural Plans (11x17 unless noted otherwise)

- a) Proposed site plan,
  - b) Proposed floor plan, (Not included - on file with Village)
  - c) Proposed lower level plan, (Not included - on file with Village)
  - d) Proposed rooftop plan, (Not included - on file with Village)
  - e) Proposed elevations, (Not included - on file with Village)
- f) Proposed renderings, (11 x 17)
  - g) Rooftop sightline sections (Not included - on file with Village)
  - h) Exterior Materials (8.5 x 11) (Not included - on file with Village)
  - j) Preliminary retaining wall section (8.5 x 11) (Not included - on file with Village)
  - k) Altered Wall area calculations (Not included - on file with Village)

### V. Plat of Survey (2 sheets) (8.5 x 11)

### VI. Proposed Signage (8.5 x 11)

### VII. Revised Traffic Analysis (SEPARATE BINDER BY KLOA)

### VIII. Quantitative Summary

### The following items were previously submitted and are on file with the Village:

(unless noted otherwise)

- IX. Photometric plan and exterior light standard details (8.5 x 11)
- X. Rooftop Equipment Screen Cut Sheet & Color
- XI. Proposed Retaining wall material cut sheet
- XII. Landscape Plan and Photos or plant materials (11 x 17) (This item is included in this packet)
- XIII. Letter from Market Plaza regarding cross access
- XIV. Proof of Ownership
- XV. Disclosure of Interest
- XVI. Affidavit of Authorization

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OBERWEIS DAIRY, INC.

GLEN ELLYN, IL

9-10-12  
UPDATE 9-25-12  
UPDATE 10-15-12

## I. PURPOSE

OBERWEIS DAIRY, Inc is planning to redevelop an approximate 13,320 square foot (total) existing building with a first floor of 6,545 sf and 6,775 sf at the lower level. The site is approx. 55, 671 s.f. and currently is zoned C-4 containing a business use (formerly Chase bank). The site has an approximate 10'-0" drop in elevation as measured from the North entry to the South rear entry. The existing building will be renovated at the exterior and interior, the rear teller wing will be removed and the parking lot reconfigured.

Oberweis Dairy, Inc. (ODI) is requesting a **Special Use** for a new drive-thru at the East elevation serviced by a new automobile ramp along the East property line. ODI is also requesting various **Zoning variations**, a **Zoning map amendment** to revise the C-4 to a C-3 district and **Sign variations**.

Oberweis Dairy, Inc. has operated a store in Glen Ellyn for many years and will move its current store to this location. In addition to the dairy store, ODI will operate a second brand 'That Burger Joint' (TBJ) on the first floor, serving hand made burgers and hand cut fries. A third restaurant (likely) Connies pizza will also occupy the first floor. The ODI and TBJ will operate between the hours of 10:00 am to 9:00 pm, seven days a week. Connies will operate from 11:00am to 11:00pm seven days a week. The lower level will be renovated and prepared for future business occupancies.

Due to the nature of the topography, the parking for the building is split between an upper level parking area at the North and a larger parking area at the South. The drive thru process will incorporate an automobile ramp at the East property line. The South parking area will be provided with a central walkway element to the building to safely transmit patrons and their children to the new entry element , stairway to store level and exterior patio.

The existing exterior is in poor condition and will be extensively renovated to reflect the new user(s) and the brand. No change in height or additional square footage is planned, only parapets and an enclosure of exterior columns at the North. New identification signage will be incorporated at the North, West and South to bring focus and demarcate the new user. A new illuminated ground mounted monument sign has been designed and is proposed at the NW corner.

## II. APPLICATIONS

VILLAGE OF GLEN ELLYN  
535 Duane Street  
Glen Ellyn, Illinois 60137  
(630) 547-5250

APPLICATION FOR VARIATION

For the property at 515 ROOSEVELT ROAD Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: OBERWEIS DAIRY, INC.

Address: 951 ICE CREAM DR. NORTH AURORA, IL 60542

Phone No.: 630-801-5307

Fax No.: 630-801-5357

E-mail: DAVE.HASSLER@OBERWEIS.COM

Ownership Interest in the Property in Question: CONTRACT PURCHASER

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

JP MORGAN CHASE

10 S. DEARBORN 25TH FLOOR MAIL SUITE IL1-0522 CHICAGO, IL 60603

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

N/A

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Circle "Yes" or "No")

YES

NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Circle "Yes" or "No")

YES

NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: 515 ROOSEVELT ROAD, GLEN ELLYN, IL

Permanent tax index number: 05-23-104-039 05-23-104-004 05-23-104-036 05-23-104-030

Legal description:

THAT PART OF LOTS 1 THROUGH 5 INCLUSIVE IN BLOCK 83 IN WHEATON ESTATES SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, EXCEPT THAT PART THEREOF TAKEN FOR ROOSEVELT ROAD AS DEDICATED PER DOCUMENT R88-058405, IN DUPAGE COUNTY ILLINOIS. TOGETHER WITH VACATED TAFT AVENUE, AS VACATED DECEMBER 29, 1969 PER DOCUMENT R69-54273, IN DUPAGE COUNTY ILLINOIS. TOGETHER WITH

LOT 1 AND 2 IN BLOCK 84 IN WHEATON ESTATES SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF TAFT AVENUE AS ORIGINALLY DEDICATED PER DOCUMENT R69-54273 AND RELOCATED PER DOCUMENT R73-72426, IN DUPAGE COUNTY, ILLINOIS.

Zoning classification: CURRENT C-4/PROPOSED C-3

Lot size: 376.65 ft. x 150.0 ft. Area: 55,671 sq. ft.

Present use: BUSINESS

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

**SEE ATTACHED PAGE**

Estimated date to begin construction: OCTOBER 1, 2012

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

MICHAEL ARAGONA - ARCHITECT 847-304-7801

PAT GUNN, SPACECO - CIVIL ENGINEERING, 847-696-4060

DAVID McCALLUM, LANDSCAPE DESIGN - 708-362-0209

WILLIAM WOODWARD, KLOA - TRAFFIC CONSULT - 847-518-9991

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

**The property in question is an existing building being retrofitted for a completely new use. Without a complete tear-down of the existing building (which is not economically feasible for this applicant), the existing site characteristics such as topography, create limitations on what can be done economically.**

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

OR

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

**The property in question is an existing building being retrofitted for a completely new use. Without a complete tear-down of the existing building (which is not economically feasible for this applicant), the existing site characteristics such as topography, create limitations on what can be done economically.**

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

**The requested variations will alter the character of the area in a very positive way. The property – located at a very visible and prominent intersection – is delapidated and worn down. The requested variations are a necessary part of our plans to dramatically improve the appearance and use of the building. The proposed use will be family-friendly and a positive impact on the community.**

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

**The property in question is an existing building being retrofitted for a completely new use. Without a complete tear-down of the existing building (which is not economically feasible for this applicant), the existing site characteristics such as physical arrangements of existing driveways create limitations on what can be done economically. It would be significantly more than just "inconvenient," and a hardship would exist from the perspective of the costs associated with strict compliance (which would most likely require a tear-down and rebuild).**

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

**To the best of our knowledge, there are not other properties built decades ago for a completely different purpose for which a proposal exists to retrofit the building for a new use.**

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

**No developer is going to develop a property without the ultimate goal of delivering a return to its shareholders, but the variations requested are primarily based on the practical realities of the existing site conditions and the cost to rehab the subject property. We believe this location can be an attractive and prominent façade within the Village rather than the deserted building that has sat vacant now for several years.**

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

**No related party of the applicant nor the applicant's employees, officers or directors have been a party to the subject property's current site conditions. Applicant (or applicant's assignee) will purchase the property subject to approvals from the Village and other due diligence.**

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located

**We believe that improving a deserted building to a vibrant food restaurant family destination is per se evidence that the community will benefit from a local owner and business operator.**

**The existing curb aprons will not create an undue burden to the traffic in the area as noted in the traffic consultants report. The other minor parking lot related variations are designed to the best of the engineers ability given the existing site conditions.**

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

**There are no new additions to the building that will impact the light or air of surrounding residential properties which are over 330ft to the South. All exterior walls are existing and only parapet walls added to screen rooftop units. The existing teller wing will be removed and provide additional open space.**

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

**The new restaurant use is similar in intensity to any other retail use found along Roosevelt road. The site will be accessible on 4 sides once the ramp is installed.**

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

**Oberwels Dairy and its associated brand That Burger Joint are bound by the ideals of Community, Quality and Tradition. The products, facilities and management espouse these standards.**

- d. Diminish or impair property values within the neighborhood;  
**Property values should benefit from the renovation and development of a vacant and poorly maintained property. In the future, values should again benefit by additional tax revenues and a stable business Owner such as Oberwels and its affiliated brands.**
- e. Unduly increase traffic congestion in the public streets and highway;  
**Traffic should not be unduly impacted based upon the traffic study provided by KLOA.**
- f. Create a nuisance; or  
**There is no anticipation that and Ice cream and Burger store would be a nuisance to the community.**
- g. Results in an increase in public expenditures.  
**As a private enterprise, development of this site should not burden the community. While operating, the business is self sufficient and will create jobs.**

- 7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

**We have worked with Staff to reduce the number of Variances requested. Most remaining Variations are minor and due to the existing site conditions such as topography and existing physical conditlons and site relationships.**

- 8. Please add any comments which may assist the Zoning Board of Appeals of Appeals in reviewing this application.

**The trash enclosure is located to provide the most direct access for service and use by the restaurant employees and away from the exterior patio area. The location will be screened with landscaping. IDOT has reviewed and takes no exception to the existing apron arrangements per the letter and email received by the Village Planner.**

VI. EVIDENCE RELATING TO FLOOD HAZARD VARIATION REQUESTS

The following items must be completed only if the requested variation is from Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations.) If no such variation is being requested, the applicant should skip this section and complete Section VII below.

- A. Items applicable only to variation requested from the requirements of Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations) that, if granted, would result in a structure not being protected to the elevation of the base flood.

1. Provide evidence that the structure is to be located on a lot contiguous to and surrounded by lots with existing structures constructed below the base flood level.

**N/A**

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2. Provide evidence that the applicant has acknowledged that (a) such construction below the base flood level will increase the risk to life and property and that the applicant proceeds with knowledge of these risks; and (b) any variation is contingent upon the applicant obtaining approval from other agencies having jurisdiction when the variance violates the requirements of such agencies.

**N/A**

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- B. Items applicable only to variations requested from the requirements in Chapter 6 of the Zoning Code (relating to Flood Hazard Land Use Regulations) that, if granted, would significantly impede or increase the flow and passage of floodwaters.

1. Provide evidence that the use will not result in an increased flood height greater than 0.1 feet within the designated regulatory floodway.

**N/A**

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2. Provide evidence that the resulting increase in the base flood elevations will not affect any existing structures or utilities.

**N/A**

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3. Provide evidence that the owners of the properties affected by the increased base flood elevation are compensated for the resulting effect on property values, and they give their written agreement to granting the variation.

**N/A**

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4. Provide evidence that the resulting increased flood elevations will not affect any flood protection structures.

**N/A**

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VII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

OBERWEIS DAIRY, INC.

*[Handwritten Signature]*

Signature of Applicant(s) DAVID A. HASSLER  
V.P., STORES

8/13/12

Date filed

## **ZONING VARIATIONS REQUESTED**

1. A variation from Section 10-5-5(B)4(38) to allow the trash enclosure to allow the proposed trash enclosure to be located within the required 30 foot corner side yard setback.

**CRITERIA for granting approval : Practical hardship. Location of the trash enclosure fulfills the operational need of proximity to the rear entry while allowing for some separation from exterior dining area.**

2. A variation from Section 10-5-8(H) to allow the size of some of the landscape islands in the parking lot to be less than the size of the parking spaces and to allow the absence of a landscape island at the northern end of the easternmost row of parking south of the building.

**CRITERIA for granting approval : Existing unique site characteristics. Site constraints limit certain islands at North in order to maximize parking.**

3. A variation from Section 10-5-11(J) to allow 61 feet between the proposed Roosevelt Road access drive and the access drive on the property to the east in lieu of the minimum separation of 185 feet required and to allow the Roosevelt Road access drive to be approximately 125 feet from an intersection in lieu of the 200 feet or length of the left turn storage lane required by Section 10-5-11(C)2 of the Zoning Code. **CRITERIA for granting approval : Existing unique site characteristics. Access drives are existing.**

4. A variation to allow the northern Main Street access drive to be located 38.1 feet from an intersection in lieu of the minimum separation of 40 feet required by Section 10-5-11(C)1 of the Zoning Code and to be closer than 200 feet and less than the length of the left turn storage lane as required by Section 10-5-11(C)2 of the Zoning Code. **CRITERIA for granting approval : Existing unique site characteristics. Access drives are existing.**

5. A variation from Section 10-5-5(B)4(3) to allow the proposed trellis on the south side of the building to have an area of 870 square feet in lieu of the maximum area of 250 square feet permitted, to allow the northern trellis to have a length of 23 feet and southern trellis to have a length of 43.5 feet in lieu of the maximum length of 20 feet permitted and to allow both trellises to have a height of 12 feet in lieu of the maximum height of 10 feet permitted.

**CRITERIA for granting approval : Is not detrimental. This architectural item provides centering of attention & provides continuity to the North elevation for the the rear parking area patrons and identifies the entry.**

6. A variation from Section 10-5-15(G)(a) to allow vehicles to be parked 9.28 feet from the front property line in lieu the minimum distance of 10 feet required.

**CRITERIA for granting approval : Existing unique site characteristics & practical difficulty. The parking in front of the existing building has finite depth and the petitioner has made every attempt to maximize the distance or parking to the lot line.**

7. A variation from Section 10-5-11(E)2(b) to allow a curb return radius of as little of 5 feet in lieu of the minimum outside radius of 25 feet required. **CRITERIA for granting approval : Existing unique site characteristics.**

8. A variation from Section 10-5-13(M)2(b) to allow two of the proposed parking lot light poles to be located approximately 65 feet apart in lieu of the minimum separation of 100 feet required.

**CRITERIA for granting approval : Allowed under Zoning code 10-5-13M2(b).**

9. A variation from Section 10-5-5(C) to allow new impervious surfaces, located primarily along the eastern property line to be as little as 1.5 feet from the property line in lieu of the minimum setback of 7.5 feet required.

**CRITERIA for granting approval : Hardship. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed.**

10. A variation from Section 10-5-5(B)4(37) to allow a retaining wall with a setback of 1.5 feet in lieu of the minimum setback of 7.5 or 15 feet required depending on the height of the wall. **CRITERIA for granting approval : Hardship. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed.**

**APPLICATION FOR ZONING MAP AMENDMENT**

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Zoning Map Amendment described in this application.

**Date Filed:** 8-13-12 **Application No:** \_\_\_\_\_

**Name of Applicant:** OBERWEIS DAIRY, INC.

**Address of Applicant:** 951 ICE CREAM DR. NORTH AURORA, IL 60542

**Phone No. (Business):** 630-801-5307 **(Home):** \_\_\_\_\_  
**630-801-5357 FAX**

**Property Interest of Applicant:** CONTRACT PURCHASER  
(Owner, Contract Purchaser, Owner Representative)

**Name of Property Owner:** JP MORGAN CHASE

**Address of Owner:** 10 S. DEARBORN 25TH FLOOR MAIL SUITE IL1-0522 CHICAGO, IL 60603

**Phone No. (Business):** 312-325-3332 **(Home):** \_\_\_\_\_

**Address and Legal Description of Property:**

THAT PART OF LOTS 1 THROUGH 5 INCLUSIVE IN BLOCK 83 IN WHEATON ESTATES SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, EXCEPT THAT PART THEREOF TAKEN FOR ROOSEVELT ROAD AS DEDICATED PER DOCUMENT R88-058405, IN DUPAGE COUNTY ILLINOIS.  
TOGETHER WITH  
VACATED TAFT AVENUE, AS VACATED DECEMBER 29, 1969 PER DOCUMENT R69-54273, IN DUPAGE COUNTY ILLINOIS.  
TOGETHER WITH  
LOT 1 AND 2 IN BLOCK 84 IN WHEATON ESTATES SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF TAFT AVENUE AS ORIGINALLY DEDICATED PER DOCUMENT R69-54273 AND RELOCATED PER DOCUMENT R73-72426, IN DUPAGE COUNTY, ILLINOIS.

**Permanent Index No.:** 05-23-104-039 05-23-104-004 05-23-104-036 05-23-104-030

**Existing Zoning:** C-4

**Lot Frontage:** 150 FT **Lot Area:** 55,671 SF

**Present Use:** BUSINESS

**Requested Zoning:** C-3

**Requested Use/Construction:** RESTAURANT @ FIRST FL /  
BUSINESS @ LOWER LEVEL

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**Estimated Date to Begin New Use/Construction:** OCTOBER 1, 2012

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**Name(s), Address(es), and Phone No(s). of Experts (architects, engineers, etc.):**

MICHAEL ARAGONA - ARCHITECT 847-304-7801

PAT GUNN, SPACECO - CIVIL ENGINEERING, 847-696-4060

DAVID McCALLUM, LANDSCAPE DESIGN - 708-362-0209

WILLIAM WOODWARD, KLOA - TRAFFIC CONSULT - 847-518-9991

**Narrative Statement** evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-13 of the Zoning Code:

The subject property is the proposed relocation of an existing store that has a drive through currently. That drive through is an integral part of the business, and our ability to move is limited to sites that also have a drive through for our customers. Given that information, the economic effects of granting a special use permit for the drive through window are inseparable from the economic effects of the project as a whole. Having Oberwels, That Burger Joint, and (illegally) Connie's pizza operate in a building that has been vacant for years will have a positive impact on the surrounding properties. The addition of the drive through to this property will have minimal effect upon the like-kind uses that surround the development. The driveway approach and ramp are situated in a manner to cause the least impact upon the neighboring residential uses to the South.

**Discuss the Requested Zone Change with Respect to Each of the Following:**

1. Identification of the existing uses of property within the general area of the affected property: The subject property is surrounded by Market Plaza to the East with  
varied uses including retail and restaurant. To the immediate North is  
an Office use, and to the West a fast-food restaurant use. To the  
South is residential use.
2. Identification of the zoning classification of property within the general area of the affected property: The subject property is surrounded to the North, East and West by C-3  
uses and R-4 to the South.
3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district: The proposed use appears to be in line with the developed properties along Roosevelt  
road. A change to C-4 would allow for the proposed Restaurant and business Use.
4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district: Although uses similar to the former subject property still exist across the  
street to the North, Restaurant/Retail uses are abundant along Roosevelt  
Road.

5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan: \_\_\_\_\_  
**The comprehensive plan allows for and appears to encourage this type of use along the Roosevelt road corridor.**  
 \_\_\_\_\_
  
6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property: \_\_\_\_\_  
**The area surrounding the subject property does not appear to have changed in character since the property has been vacated**  
 \_\_\_\_\_
  
7. The extent to which property values are diminished, if at all, by the particular zoning restrictions:  
**Property values can only be helped by the development of a new vibrant family oriented destination food centre. Surrounding commercial properties should gain due to removal of a undeveloped and in poor condition vacant property. The community should gain by the commitment this Owner will make to a quality development by the encouragement of other like-kind development in the Village.**

I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to entry in or upon the premises described in this application by any unauthorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

8/13/2012  
 Date

[Signature]  
 Signature of Applicant

**THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED BY COMPLETEING THIS APPLICATION IN DETAIL**

**Zoning Map Amendment requested**  
**A. A Zoning Map Amendment in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to rezone the property from the C4 Office zoning district to the C3 Service Commercial zoning district.**

VILLAGE OF GLEN ELLYN  
535 Duane Street  
Glen Ellyn, Illinois 60137  
(630) 547-5250

APPLICATION FOR SIGN VARIATION

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Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

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The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

I. APPLICANT INFORMATION

Name: OBERWEIS DAIRY, INC.  
Address: 951 ICE CREAM DR. NORTH AURORA, IL 60542  
Phone No.: 630-801-5307 Fax No.: 630-801-5357  
E-mail: DAVE.HASSLER@OBERWEIS.COM  
Ownership Interest in the Property in Question: CONTRACT PURCHASER  
Name and address of the legal owner of the property (if other than the applicant):  
JP MORGAN CHASE  
10 S. DEARBORN 25TH FLOOR MAIL SUITE IL1-0522 CHICAGO, IL 60603

II. PROPERTY INFORMATION

05-23-104-039 05-23-104-004 05-23-104-036  
Common address: 515 ROOSEVELT ROAD Permanent tax index number: 05-23-104-030  
Zoning classification: C-4 (current) Present use: VACANT/FORMERLY BUSINESS

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

- A. A variation from Section 4-5-12(E)2 to allow 11 primary signs on the property in lieu of the maximum number of 2 primary signs permitted.
- B. A variation from Section 4-5-12(B) to allow a total of 284 square feet of primary signage in the lieu of the maximum area of 156 square feet permitted.
- C. A variation from Section 4-5-7(K) to allow a sign to be painted on the west building elevation.
- D. A variation from Section 4-5-5(G)1 to allow a total area of 294 square feet of incidental signage in lieu of the maximum area of 15.6 square feet permitted.
- E. A variation from Section 4-5-5(G)2 to allow incidental signage with heights of 11 feet 1 inch, 13 feet 8 inches and 20 feet 7 inches in lieu of the maximum height of 10 feet permitted.
- F. A variation from Section 4-5-5(G)3 to allow 4 incidental signs on the property in lieu of the maximum number of 3 incidental signs permitted.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

The following items are intended to elicit information to support conclusions by the ARC and the Village Board that the required findings/standards for a variation have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the request variation conforms to the Statement of Purpose in Section 4-5-2 of the Sign Code:  
**The building is located on a corner and because of topography of the site, requires entry points at the North and South. Signage is required at both facades to clearly present the offerings within. The quantity of signs requested is due to the nature of multiple tenants and multiple entry points. The monument sign is necessary to focus the passing potential customers attention to the products within.**
2. Provide evidence that there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Sign Code:  
**The applicants request is not different than a Shopping Center. A request for one sign for each of its tenants or users would be implied and acceptable per the code. See 4-5-12B(2)**
3. (a) Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Sign Code (i.e., without one or more variations):

OR

- (b) Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:  
**The building is located on a corner and because of topography of the site, requires entry points at the North and South. Signage is required at both facades to clearly present the offerings within.**
4. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:  
**The North elevation signage maintains the Roosevelt road street character created by like-kind stores such as Market plaza stores. The West elevation stamp is designed to be subtle, and more of a watermark than a sign. The South elevation signage is essential to the effective communication of the offerings. In order to provide the signage, the architectural finishes at this facade are designed to be neutral to be sensitive to the residential development to the South.**

B. For the purpose of supplementing the above standards, the ARC, in making its recommendation that there are practical difficulties or particular hardships, may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Sign Code were to be carried out:

See 3B above

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2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

Other properties do not have the unique circumstances of the subject site. Topography and three separate stores within one building.

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3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

The variation will ensure the subject will have the same advantages that a shopping center would have in providing signage for it's tenants. The viability of the development is in question without the ability to provide the essential marketing message the signage would provide

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4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

The hardship is created by the existing conditions of the subject property.

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5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located

The variation will assist a passing patron in determining quickly what the destination is, what it;s offerings are and how to circulate, enter and use the site. This is the purpose of signage.

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- 6. Provide evidence that the proposed variation will not:
  - a. Impair an adequate supply of light and air to adjacent property;  
**This does not apply as all signs are wall type. The monument sign has been designed to provide a minial footprint and within the sign code llmits**
  - b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;  
**N/A**
  - c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;  
**The proposed signage is not offensive in design or content**
  - d. Diminish or impair property values within the neighborhood;  
**Proposed signage is not excessive, overly bright, unattractive. Single channel letter signage on all three stores is upscale and more costly than box signs seen on Roosevelt road**
  - e. Unduly increase traffic congestion in the public streets and highway;  
**Proposed signage will attract motorists to the destination, allow effective understanding of offerings within and direct patrons to entry points**
  - f. Create a nuisance; or  
**See 'e' above**
  - g. Results in an increase in public expenditures.  
**There should be no burden on the public for this private development.**
  
- 7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.  
**Without the rear (South) signage and multiple signs for each brand, the are not provided the effective communication of the offerings within as required of any other business.**
  
- 8. Please add any additional comments which you believe may assist the ARC in reviewing this application.  
**The petitioner has operated a store in the community for decades and is committed to this community as evidenced by it's continued investment within this property. The quality of it's brand is reflected in the type and design of signage presented.**

VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

*OBERWEIS DAIRY, INC.*

*[Signature]*  
Signature of Applicant(s) *VP, STORES*

*8/13/12*  
Date filed

**EXTERIOR APPEARANCE REVIEW  
APPLICATION**

Please complete and return this form to the Planning and Development Department, 535 Duane St.,  
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

**I. APPLICATION INFORMATION:**

A. Date Filed: 8-13-12 Updated 9-10-12 B: Application No. \_\_\_\_\_

C. Project Name: OBERWEIS DAIRY, INC.

D. Project Description: INTERIOR & EXTERIOR RENOVATION OF EXISTING BUILDING

E. Address of Property: 515 ROOSEVELT ROAD

F. Permanent Index No.: 05-23-104-004 G. Zoning: C-4/CURRENT

H. Name of Applicant: DAVE HASSLER, VP

I. Address of Applicant: 951 ICE CREAM DR., NORTH AURORA, IL

J. Phone No. (Business): 630-801-5307 (Home) \_\_\_\_\_

K. Fax No. (Business): 630-801-5357 (Home) \_\_\_\_\_

L. E-mail Address of Applicant: DAVE.HASSLER@OBERWEIS.COM

M. Name of Property Owner: JP MORGAN CHASE

N. Address of Property Owner: 10 S. DEARBORN 25TH FLOOR MAIL SUITE IL1-0522 CHICAGO, IL 60603

O. Phone No. (Business): 312-325-3332 (Home) \_\_\_\_\_

P. E-Mail Address of Property Owner: MARIA.KONTIL@JPMCHASE.COM

**II. COMFORMANCE WITH APPEARANCE REVIEW GUIDELINES:**

**(You may attach separate sheets as needed to answer any of the following questions)**

Q. Please explain why the proposed architectural style was chosen.

**To provide the continuity required of the brand identity for each store contained within.**

R. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

**MULTIPLE STORES EACH WITH THEIR OWN MATERIALS AND BRANDS ARE LINKED WITH CONTEMPORARY DESIGN AND LITTLE ORNAMENTATION. MATERIALS WERE CHOSEN TO REFLECT QUALITY OF THE OBERWEIS BRAND BUT ALSO TO REINFORCE EACH BRAND IDENTITY. PLAYFUL ELEMENTS SUCH AS THE BLADE SIGN AND 'STAMP' AT THE WEST ELEVATION ARE INCLUDED AS PART OF THE TRADE DRESS. THE SOUTH ELEVATION IS CONTEMPORARY IN DESIGN AND GIVEN A NEUTRAL PALLETTE TO NOT IMPACT THE RESIDENTIAL USE IMMEDIATELY TO THE SOUTH. EXISTING ARCHITECTURAL STYLES IN THE AREA ARE UNREMARKABLE AND ARE TYPICAL FOR RETAIL SHOPPING CENTERS, BANK BUILDINGS OR FAST FOOD RESTAURANTS. THE QUALITY OF MATERIALS AT SUCH AS SYNTHETIC PLASTER (EIFS) IS USED EXTENSIVELY TO THE EAST AND WEST OF THE PROPOSED BUILDING AND NOT INCLUDED IN THIS DEVELOPMENT.**

S. Please explain how the project complies with the Appearance Review Guidelines: \_\_\_\_\_

**MEETS THE DESIGN STANDARDS ON QUALITY, PROPORTIONS, BALANCED DESIGN FOR THREE USER BUILDING. NEUTRAL SCHEME @ SOUTH ELEVATION TO FACE RESIDENTIAL**

The following Guidelines have been incorporated in the project;

**1.1 New construction should be compatible with the character of the site, adjacent development and the adjacent streetscape.**

The alterations to the all facades greatly improve the building and corner on which it is sited. The limestone and ledgestone used predominately in the North elevation is compatible and an upgrade to most nearby retail buildings.

**1.1.1 Existing trees should be identified and protected as a part of project planning and implementation.**

The Landscape plan demonstrates this.

**1.1.2 Site grading should be minimized to preserve the character of the site and buildings should fit the contours of the land.**

This item complies.

**1.1.3 The area of impervious surface should be minimized.**

The petitioner has worked with staff and taken the recommendations of the pre-application hearings and greatly increased the landscape areas.

**1.1.4 Avoid architectural styles which harshly conflict with adjacent buildings.**

The architect has worked with staff and the consultant to increase the amount of desirable material used on the facades. The Limestone areas have been increased, and wood areas decreased. The building style does not conflict.

**1.2 Brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality.**

Stone has been increased and the reclaimed wood material decreased in order to more fully comply.

**1.3 Building design should not be so unique nor harshly different or exotic in its design so as to narrowly constrain potential reuse if the original use changes.**

The alterations to create the branding on this building are not exotic. The only material in question is the reclaimed wood which has been reduced in scope.

**1.4 Avoid arbitrary or fad design treatments that will soon become out dated.**

We do not believe that the reclaimed wood siding is a fad. The use of a reclaimed material is a sustainable and green alternative in todays marketplace. It is a creative use of an otherwise discarded resource.

**1.5.5 Parapet walls should have a defined top which frames the building facade.**

**1.5.2 The roof edge and wall face should be clearly differentiated.**

The design now has a greater depth of stone or metal coping cap which will provide differentiation and continuity around the building.

**1.6 Entrances should be readily identifiable from parking areas and pedestrian approaches. They should be open, well lighted and highlighted by the building structure, awnings, canopies, lighting and/or architectural detailing.**

**The pergola/trellis entries provide this and are further reinforced by the height and material (limestone) of the entry facade.**

**1.7 The architectural character of all sides of a building should relate to the principal elevation, even if there are some changes in materials.**

**In order to provide this the limestone is used as the overall material to tie together both elevations. The rear elevation although large, is broken up with storefront and canopy elements which are designed to relate the principal North elevation.**

**1.8.2 Applied elements such as awnings, light fixtures, downspouts, railings, and signage should coordinate with, rather than dominate, the color scheme for the building.**

**Awnings used are used on all Oberweis or That burger joint stores and are required for brand recognition which is critical for the success of the stores. The colors used complement the stone materials chosen.**

**1.8.3 Roof top mechanical equipment should be screened from view from the public right-of-way and adjacent property by portions of the building structure or screening systems consistent with the architecture of the building.**

**A rooftop screen is used where the majority of mechanical units reside. An exhibit Sheet A0.3 demonstrates site lines.**

**1.9 The apparent mass and bulk of a large building should be reduced by structural articulation, windows or other architectural and functional elements, and by landscaping.**

**At the South elevation, careful planning has provided a more human scale to the large existing wall expanse. The entry tower reduces the overall length and provides a focal point.**

**2.1 Landscaping, utilizing recommended plant materials identified in Appendix B, should be provided to enhance a project, buffer utilitarian views, and screen private areas of nearby residential property from visual intrusion.**

**2.1.1 The selection of parking lot plant materials should consider hardiness in the face of intense use and salt spray as well as maintenance of sight lines.**

**2.1.2 Perimeter landscaping should be utilized to screen views of parking lots.**

**2.1.3 Landscaped islands should be employed at the ends of parking rows and within large parking fields to visually break up the mass of pavement, introduce the color and texture of plant materials and define parking areas and drive isles.**

**2.1.4 The overall site landscape plan should consider options for providing color throughout the growing season.**

**The project complies with these guidelines.**

**2.1.5 Landscaping of an area at least five feet in width should be employed along blank building walls.**

**Landscaping is provided at the rear elevation where wall heights are higher in order to meet this guideline.**

**2.2.1 Wall mounted fixtures should not directly allow light projection to the sky.**

**2.2.2 The design of free standing light fixtures, in addition to meeting the standards of the Zoning Code, should consider the appropriate color, texture and or material for the base and avoid glare. More decorative light fixtures may be used where appropriate to relate to the architectural character of the project.**

**The project complies with the above two items.**

**2.3.1 Trash enclosures should have wall surfaces which match the material of the principal building and metal gates, and, wherever possible, have their opening oriented away from public rights-of-way and primary customer views.**

**The trash enclosure will have the limestone material at the exterior to comply with this guideline. Metal gates are provided and landscaping is adequate.**

**2.3.2 Free standing transformers and utility boxes should be painted to blend with the landscape or the primary building and be screened with landscaping.**

**There will not be any freestanding transformers on the building. Other utility boxes will be painted if the utility company allows.**

**2.3.3 The face of retaining walls should be a material with a texture and color that relates to the design of the principal building.**

**The project incorporates concrete landscape block at the retaining wall of the new ramp.**

**2.4.1 Ground mounted signs are preferred to pylon signs.**

**The petitioner has revised the proposed pole signage per the recommendations of staff and the pre-app hearings. A ground monument sign has been added which contains materials from the North elevation to provide continuity.**

**2.4.4 Landscape the base of free standing signs with shrubs and flowers but avoid plant materials which might obscure the sign message.**

**Landscaping has been provided at the monument sign.**

**2.4.5 For wall signs not in historic districts, individual affixed letters, light in color and contrasting with a darker surrounding background, are suggested. Illuminated box signs are discouraged.**

**All wall signs use individual letters**

**Although from the Central business section of the guideline the following should apply on this project;**

**3.6 Painting or staining should be undertaken as a part of an overall color styling scheme for a building.**

**Paint and stain are utilized on the existing poor condition masonry on this project.**

T. Please explain why any deviations from the Appearance Review Guidelines are proposed

1. To provide the required brand identity for each Oberweis and That Burger Joint.
2. Antiqued reclaimed board is part of the TBJ trade dress. The reclaimed board although weathered, is ;
  - a. cleaned,
  - b. remilled,
  - c. treated,
  - d. stained & sealed.
  - e. The selected product is a green alternative and chosen for it's warmth and character.
3. The awnings are required to be of two different types to reinforce the brand message and create interest to the building.
4. The exterior wall treatments are the following;
  - a. Oberweis (2 materials used) - Veneer stone, Veneer Ledgestone
  - b. That Burger Joint - (3 materials used) - Corrugated metal, Reclaimed board, red stained at existing brick. Note that this treatment will vary based upon the underlying brick condition and color. It is the intent of the architect to achieve a muted acid washed deep red color.
  - c. South elevation - (2 materials used) - existing brick to be repaired and painted complimentary light buff color, Veneer stone (as used on Oberweis North elevation).

The above new materials provide the differentiation required of each brand. The unique topography creates a large rear (South) elevation which also faces a residential zone. The architect chose neutral complimentary colors and uses veneer stone at the main rear entry to provide continuity without a 'commercial' appearance. The South elevation also serves (in the future) as the entry point for one or more business users and utilizing too many branded materials would conflict.

The architect believes that each elevation should have it's own character, but have complimentary colors and materials while providing a cost effective solution.

5. Trash Enclosure - The exterior face of trash enclosure will be provided with Stone to match Entry and Wainscot Renaissance stone. The location of the enclosure was chosen to provide greater ease of use for employees, as well as provide greater distance from outdoor seating area. The gates are provided (facing South) for utility and servicing.

Signature: \_\_\_\_\_



Date: 9-10-12 \_\_\_\_\_

Application for Approval of a  
Land Transfer, Lot Consolidation, or Two-Lot Subdivision



I. APPLICATION INFORMATION:

- A. Date Filed: 08/13/12
- B. Request: (Please Check):  
Land Transfer  Lot Consolidation  Two-Lot Subdivision
- C. Project Name: OBERWEIS - GLEN ELLYN
- D. Address of Property: 515 ROOSEVELT ROAD
- E. Permanent Index No.: 05-23-104-076 05-23-104-004 05-23-104-030 05-23-104-008 \_\_\_\_\_ F. Zoning: C4 CURRENT/C3 PROPOSED
- G. Name of Applicant: OBERWEIS INC. - DAVID HASSLER
- H. Address of Applicant: 951 ICE CREAM DRIVE, NORTH AURORA
- I. Phone No. (Business): (630)801-5300 (Home) \_\_\_\_\_
- J. Fax No. (Business): (630)807-5357 (Home) \_\_\_\_\_
- K. E-mail Address: dave.hassler@oberweis.com
- L. Name of Property Owner: OBERWEIS INC.
- M. Address of Property Owner: 951 ICE CREAM DRIVE, NORTH AURORA
- N. Phone No. (Business): (630)801-5300 (Home) \_\_\_\_\_
- O. E-Mail Address of Property Owner: dave.hassler@oberweis.com

Signature:  Date: 8/13/12

**APPLICATION FOR SPECIAL USE PERMIT**

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

**Date Filed:** 8-13-2012 **Application No:** \_\_\_\_\_

**Name of Applicant:** OBERWEIS DAIRY, INC.

**Contact Information:** MR. DAVE HASSLER, VP

**Address of Applicant:** 951 ICE CREAM DR. NORTH AURORA, IL 60542

**Business Phone:** 630-801-5307 **Fax:** 630-801-5357

**Cell/Home Phone:** \_\_\_\_\_ **Email:** DAVE.HASSLER@OBERWEIS.COM

**Property Interest of Applicant:** CONTRACT PURCHASER  
(Owner, Contract Purchaser, Owner Representative)

**Contact Information:**

**Name of Owner:** JP MORGAN CHASE

**Address of Owner:** 10 S. DEARBORN 25TH FLOOR MAIL SUITE IL1-0522 CHICAGO, IL 60603

**Business Phone:** 312-325-3332 **Fax:** \_\_\_\_\_

**Cell/Home Phone:** \_\_\_\_\_ **Email:** MARIA.KONTIL@JPMCHASE.COM

**Address and Legal Description of Property:** \_\_\_\_\_

515 ROOSEVELT ROAD

SEE LEGAL DESCRIPTION BELOW

05-23-104-039 05-23-104-004 05-23-104-036

**Permanent Index No. (PIN):** 05-23-104-030 **Zoning:** C4 CURRENT/C3 PROPOSED

**Lot Dimensions:** \_\_\_\_\_ **Lot Area:** 55,671 SF

**Present Use:** VACANT/FORMERLY BUSINESS

**Requested Use/Construction:** RESTAURANT/BUSINESS

**Estimated Date to Begin New Use/Construction:** OCTOBER 1, 2012

**Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):**

MICHAEL ARAGONA - ARCHITECT 847-304-7801

PAT GUNN, SPACECO - CIVIL ENGINEERING, 847-696-4060

DAVID McCALLUM, LANDSCAPE DESIGN - 708-362-0209

WILLIAM WOODWARD, KLOA - TRAFFIC CONSULT - 847-518-9991

**Narrative Statement** evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

The subject property is the proposed relocation of an existing store that has a drive through currently. That drive through is an integral part of the business, and our ability to move is limited to sites that also have a drive through for our customers. Given that information, the economic effects of granting a special use permit for the drive through window are inseparable from the economic effects of the project as a whole. Having Oberwels, That Burger Joint, and Connie's pizza operate in a building that has been vacant for years will have a positive impact on the surrounding properties. The addition of the drive through to this property will have minimal effect upon the like-kind uses that surround the development. The driveway approach and ramp are situated in a manner to cause the least impact upon the neighboring residential uses to the South.

**Describe How the Special Use:**

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code: \_\_\_\_\_  
**The existing use allowed a multiple drive thru for bank teller services. Similar drive thrus exist at banks North of the development. A restaurant drive thru is allowed at the Arby's to the East.**
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area **The drive thru is designed to minimize the impact upon the intersection, the neighboring R-4 to the South and the site itself. The ramp design is both functional and is designed to beautify the existing poor condition of the expansive concrete retaining wall installed by neighbor to the East.**
3. Will not be hazardous or disturbing to existing or future neighborhood uses: \_\_\_\_\_  
**See statement above #2.**
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:  
**Police and Fire Protection will now have access to all sides of the structure with the installation of the ramp for the drive-thru.**
5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village: \_\_\_\_\_  
**Public facilities or services should not be burdened beyond that of any other Village business. The Village will benefit from additional tax revenue.**
6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors: \_\_\_\_\_  
**Traffic as stated in the consultants report and verified by the Villages consulting traffic engineer will not impact the existing intersection in a detrimental way. The drive thru is designed for the least impact in terms of visual, glare, odors etc.**
7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads: \_\_\_\_\_  
**The proposed new drive apron access point on Main street will route drive thru traffic in the most efficient way directly to the drive thru ramp. Wayfinding signage via ground mounted drive thru directionals reinforce the path for patrons**

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief: \_\_\_\_\_  
Engineering plans demonstrate that the ramp design will not impact the on site stormwater management in any significant way.
9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community: \_\_\_\_\_  
There are no such features on this commercial property.

I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

8/13/12  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature of Applicant

**THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED  
 BY COMPLETING THIS APPLICATION IN DETAIL**

**Special Use Request  
 A. A Special Use Permit for a drive in commercial facility in  
 accordance with Section 10-4-15(B)9 of the Zoning Code.**

**LEGAL DESCRIPTION**

THAT PART OF LOTS 1 THROUGH 5 INCLUSIVE IN BLOCK 83 IN WHEATON ESTATES SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, EXCEPT THAT PART THEREOF TAKEN FOR ROOSEVELT ROAD AS DEDICATED PER DOCUMENT R88-058405, IN DUPAGE COUNTY ILLINOIS.

TOGETHER WITH  
 VACATED TAFT AVENUE, AS VACATED DECEMBER 29, 1969 PER DOCUMENT R69-54273, IN DUPAGE COUNTY ILLINOIS.

TOGETHER WITH  
 LOT 1 AND 2 IN BLOCK 84 IN WHEATON ESTATES SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF TAFT AVENUE AS ORIGINALLY DEDICATED PER DOCUMENT R69-54273 AND RELOCATED PER DOCUMENT R73-72426, IN DUPAGE COUNTY, ILLINOIS.

### III. OBERWEIS HISTORY OPERATIONS



### OUR CURRENT RETAIL STORES



Oberweis Dairy® is proud to feature its signature **Oberweis Ice Cream and Dairy Stores** which offer super-premium ice cream - scoops, sundaes, shakes and more - as well as the very best farm fresh milk in glass bottles, ice cream and other dairy items to our loyal customers. We are different from other ice cream shops because of the unique packaged retail farm products that we offer including eggs, butter and bacon. All of our ice cream fountain creations are still served the old fashioned way using real glassware and metal spoons.

Our milk is fresh, packaged in returnable glass bottles, and farmer-certified artificial hormone (rBGH) free – and our products are outstanding and delicious, too! Our ice cream is made with our milk and cream delivered from family-owned dairy farms that produce exclusively for Oberweis Dairy®. Critical to our current store success is the emphasis we place on product quality, cleanliness and people. Our brightly lit stores and cheerful staff ensure friendly customer service time and time again.

### THE FUTURE OF THE OBERWEIS RETAIL CONCEPT



And now, slightly more than sixty years since opening our first retail store, our new concept stores will combine our traditional Ice Cream and Dairy store with our new fast-casual concept, **That Burger Joint™**. That Burger Joint will continue our legacy of providing the most wholesome and best-tasting products available, featuring:

- **Hamburgers:** All natural, never frozen Angus beef free of hormones, steroids, antibiotics or growth stimulants and fed a vegetarian diet traceable back to the farm
- **Chicken:** All natural, fresh chicken grilled to perfection
- **Fresh Cut French Fries:** Classic Idaho russet potatoes cut and prepared fresh each day

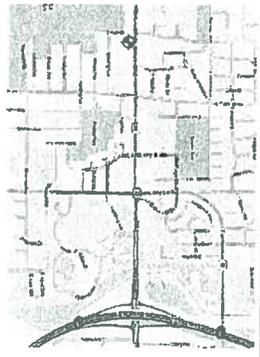
Our food will be prepared fresh for each and every customer. Service times will allow for satisfying office lunches, friendly gatherings and will provide convenient drive-thru access for commuting customers and families on the go. The interior will be consistent with our current stores – a bright and cheery atmosphere for sharing valuable time with family and friends. When guests are ready for ice cream, they will have plenty of options to satisfy their deepest cravings.

**IV. PROPOSED PLANS**

**ATTACHED AT THE REAR OF BINDER**

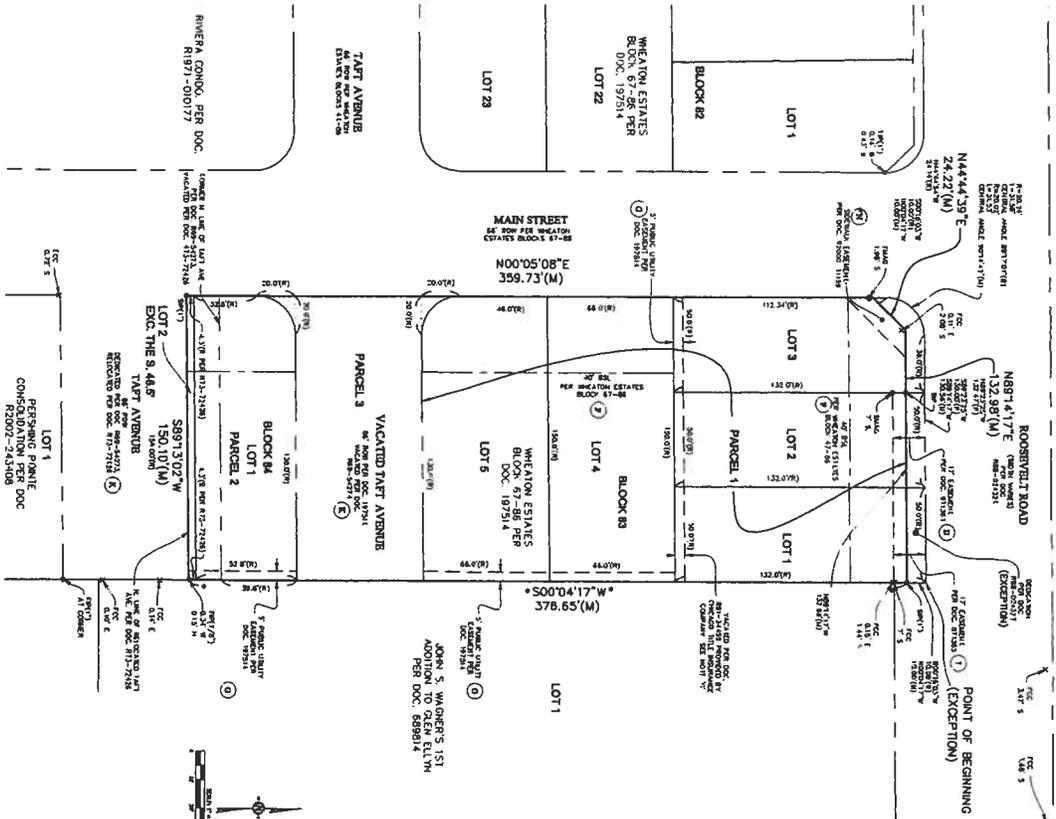
V. PLAT OF SURVEY





SITE LOCATION  
NOT TO SCALE

**"ALTA/ACSM LAND TITLE SURVEY"**  
 THAT PART OF THE EAST HALF OF THE NORTHEAST  
 QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 10  
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE  
 COUNTY, ILLINOIS.  
 TOTAL SUBJECT PARCEL = 55,671 SQ. FT. ± / 1.278 ACRES ±



**LEGAL DESCRIPTION**

PARCEL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**SWAYNE'S CERTIFICATE**

TO WHOM THESE PRESENTS SHALL COME:

I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the undersigned, and that the same is in accordance with the laws and regulations of the State of Illinois, and that the same is a true and correct copy of the original survey as shown to me by the undersigned, and that the same is in accordance with the laws and regulations of the State of Illinois.

FOR SITE FEATURES SEE SHEET 1 OF 2

**BOUNDARY INFO**

ALL PROFESSIONAL LAND SURVEYING LICENSES EXPIRE ON 12/31/2013. THE PROFESSIONAL ENGINEER'S LICENSE NUMBER IS 001218. THE PROFESSIONAL SURVEYOR'S LICENSE NUMBER IS 001218. THE PROFESSIONAL SURVEYOR'S LICENSE NUMBER IS 001218.

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**WEAVER BOOS CONSULTANTS**

1111 N. WASHINGTON ST. CHICAGO, IL 60606

TEL: 312.467.1111 FAX: 312.467.1112

WWW.WEAVERBOOS.COM

**Freeborn & Peters LLP**

311 S. WACKER DR., STE. 3000 CHICAGO, IL 60606

**ALTA/ACSM LAND TITLE SURVEY**

215 ROOSEVELT ROAD GLEN ELLYN, ILLINOIS

**PDF COPY**

FOR SITE FEATURES SEE SHEET 1 OF 2

**BOUNDARY INFO**

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**VI. PROPOSED SIGNAGE**

## SIGN TABLE

- ALL EXISTING AND PROPOSED SIGNS -

### Conforms

<u>Key Words</u> <u>Yes/No</u>	<u>Height</u>	<u>Size</u>	<u>Sq. Ft.</u>	<u>Existing</u> <u>or</u> <u>Proposed</u>	<u>Type</u> <u>as per</u> <u>Village</u> <u>Sign Code*</u>	<u>Village</u> <u>Sign</u> <u>Code</u>
OBERWEIS DAIRY		55' X 200'	65.5	PROPOSED	PRIMARY	
THAT BURGER JOINT		73' X 102'	38.11	PROPOSED	PRIMARY	
CONNIES		41' X 60'	15.92	PROPOSED	PRIMARY	
OBERWEIS DAIRY		44' X 160'	43.67	PROPOSED	PRIMARY	
THAT BURGER JOINT		73' X 102'	38.11	PROPOSED	PRIMARY	
CONNIES		41' X 60'	15.92	PROPOSED	PRIMARY	
TBJ BLADE (2 TOTAL)		38' X 30'	8.47 (2) = 16.94	PROPOSED	PRIMARY	
DRIVE-THRU DIRECTIONAL (2 TOTAL)		18' X 32'	4	PROPOSED	PRIVATE TRAFFIC	
MENU		55 3/8" X 86 3/4"	33.36	PROPOSED	INCIDENTAL	
MONUMENT (3 SIGNS DBL FACE)		TBJ 48" X 48" = 16 OBER 48" X 48" = 17 CONNIES 24" X 48" = 8	41 TOT	PROPOSED	PRIMARY	
'STAMP'		18' DIA	254.46	PROPOSED	INCIDENTAL	
'ADDITIONAL PARKING IN REAR' AWNING SIGN		96' X 6'	4	PROPOSED	INCIDENTAL	
'DRIVE THRU' AWNING SIGN		36' X 6'	1.5	PROPOSED	INCIDENTAL	

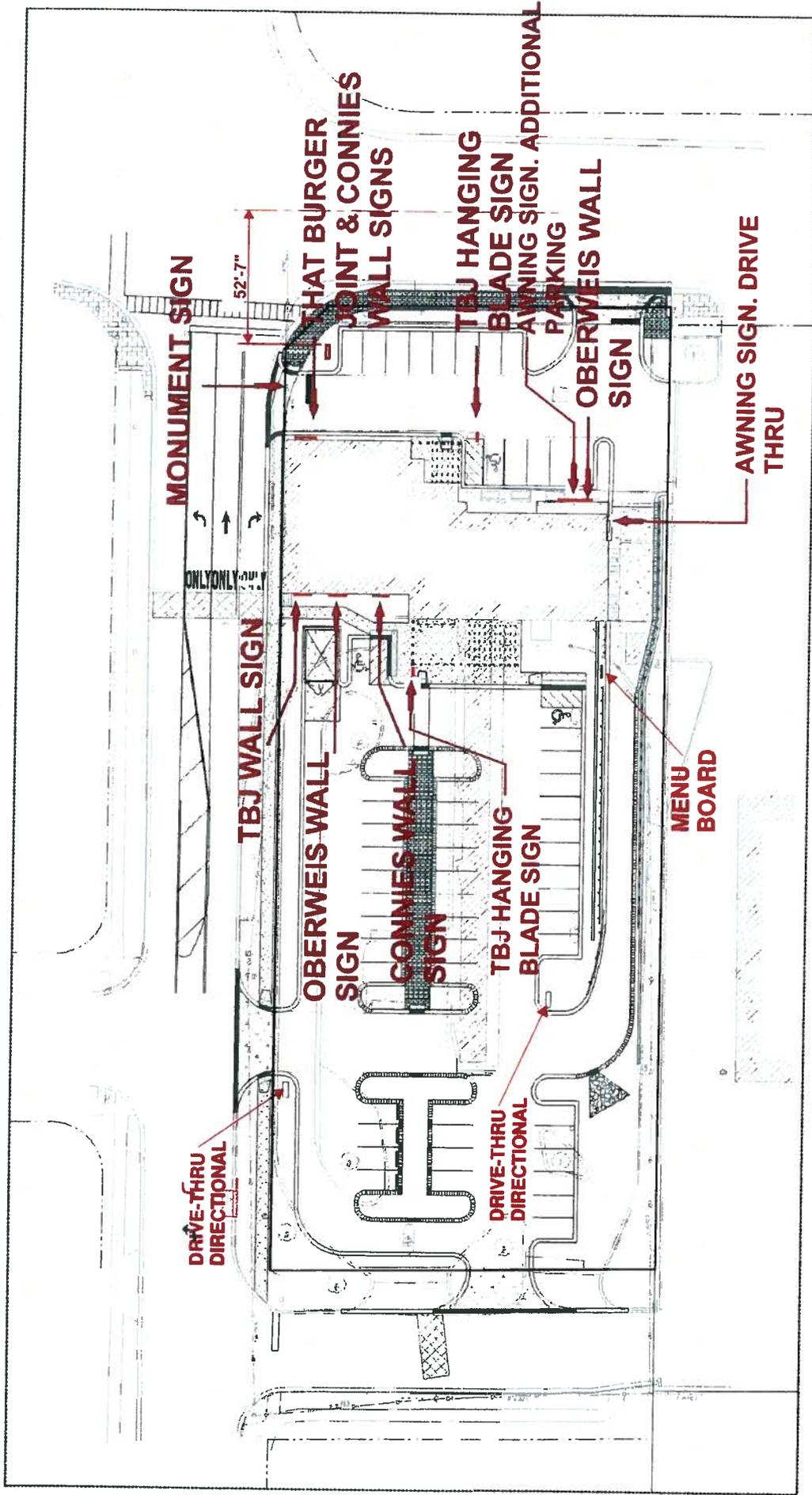
**LOCATE ALL SIGNS (Existing & Proposed) ON ATTACHED SITE PLAN AND A FAÇADE DRAWING.**

**\*Primary = P**

**Shopping Center = SC**

**Incidental = I**

**Other = O – Identify as per the Village Sign Code**



QTY: 1

CLIENT NAME: OBERWEIS

JOB NAME: G.E. SITE PLAN

CLIENT APPROVAL: \_\_\_\_\_

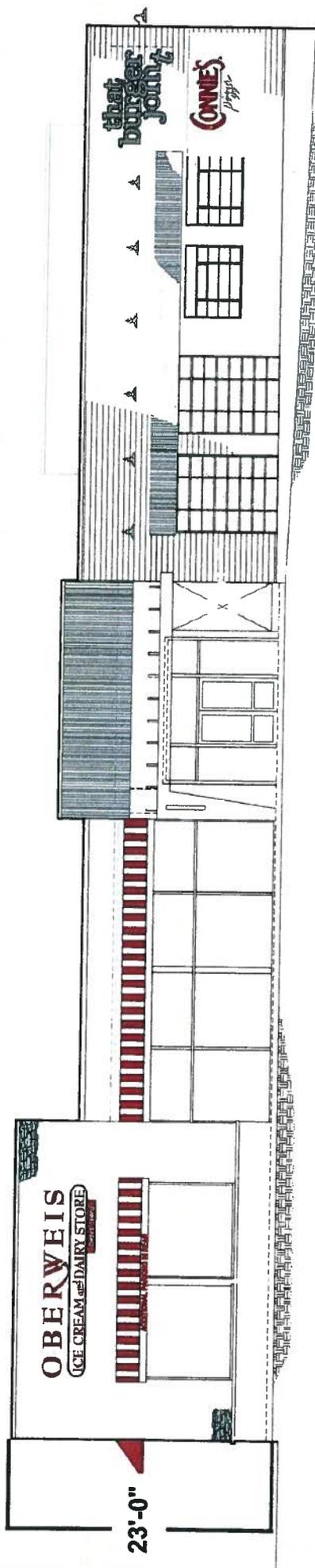
DESCRIPTION: 515 Roosevelt Road,  
Glen Ellyn, IL

DATE: \_\_\_\_\_

DESIGNER: RT

UPDATED 9-17-12  
DATE: 9-10-12

**CAPITAL  
SIGNS**  
630-696-3119



**FRONT ELEVATION**

200"  
**OBERWEIS**  
 ICE CREAM and DAIRY STORE  
 8" DRIVE THRU 54"

ILLUMINATED CHANNEL LETTERS  
 ON RACEWAY. OVERALL SIGN =  
 65.5 SQ. FT

"O" IN OBERWEIS = 22"  
 CAPSULE = 17"  
 "I" IN ICE CREAM = 9.5"

QTY: 1

CLIENT NAME: OBERWEIS

CLIENT APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_

73" 102"  
**that burger joint**

ILLUMINATED REVERSE CHANNEL  
 LETTERS. OVERALL SIGN IS  
 38.11 SQ. FT

"T" IN THAT = 20"  
 "B" BURGER = 23"  
 "J" IN JOINT = 24"

JOB NAME: FRONT DETAILS

DESCRIPTION: 515 Roosevelt Road, Glen  
 Ellyn, IL

DESIGNER: RT

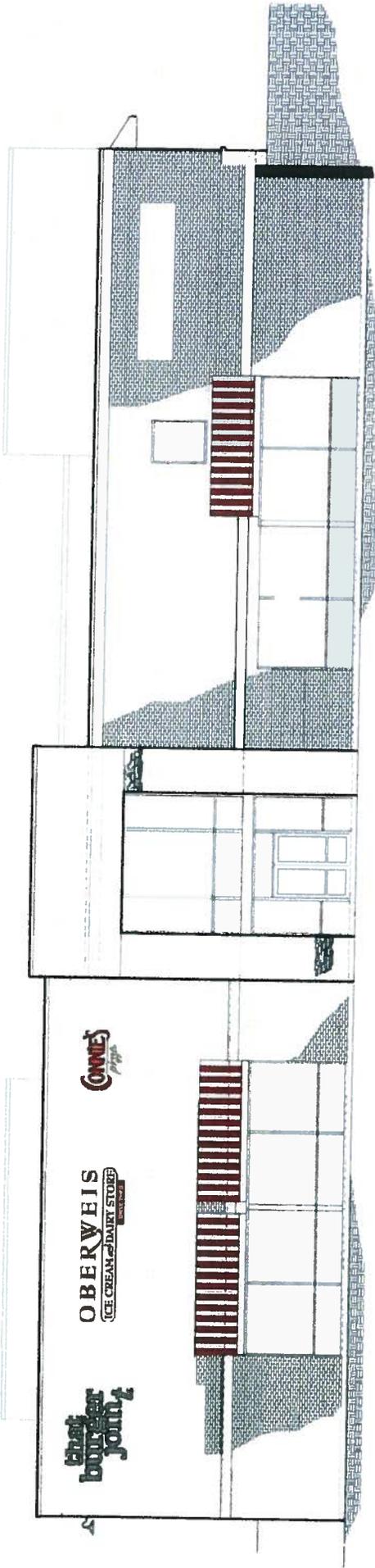
UPDATED 9-17-12  
 DATE: 9-10-12

41" 60"  
**CONNIE'S**  
 pizza

ILLUMINATED CONNIES SIGN  
 OVERALL SIGN IS  
 15.92 SQ. FT

"C" IN CONNIES = 30"  
 "P" IN PIZZA = 12.5"

**CAPITAL  
 SIGNS**  
 630-696-3119



**REAR ELEVATION**

36" **OBERWEIS**  
 ICE CREAM and DAIRY STORE  
 8" DRIVE THRU 54"

160"

102"

73" **that burger joint**

41"

60"

**CONNIE'S**  
 PIZZA

ILLUMINATED CHANNEL LETTERS  
 ON RACEWAY. OVERALL SIGN =  
 43.67 SQ. FT

"O" IN OBERWEIS = 17.75"  
 CAPSULE = 13.75"  
 "I" IN ICE CREAM = 8.5"

QTY: 1

ILLUMINATED REVERSE CHANNEL  
 LETTERS. OVERALL SIGN =  
 38.11 SQ. FT

"T" IN THAT = 20"  
 "B" IN BURGER = 23"  
 "J" IN JOINT = 24"

ILLUMINATED CONNIES SIGN  
 OVERALL SIGN IS =  
 15.92 SQ. FT

"C" IN CONNIES = 30"  
 "P" IN PIZZA = 12.5"

CLIENT NAME: OBERWEIS

CLIENT APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_

JOB NAME: REAR ELEVATION DETAILS

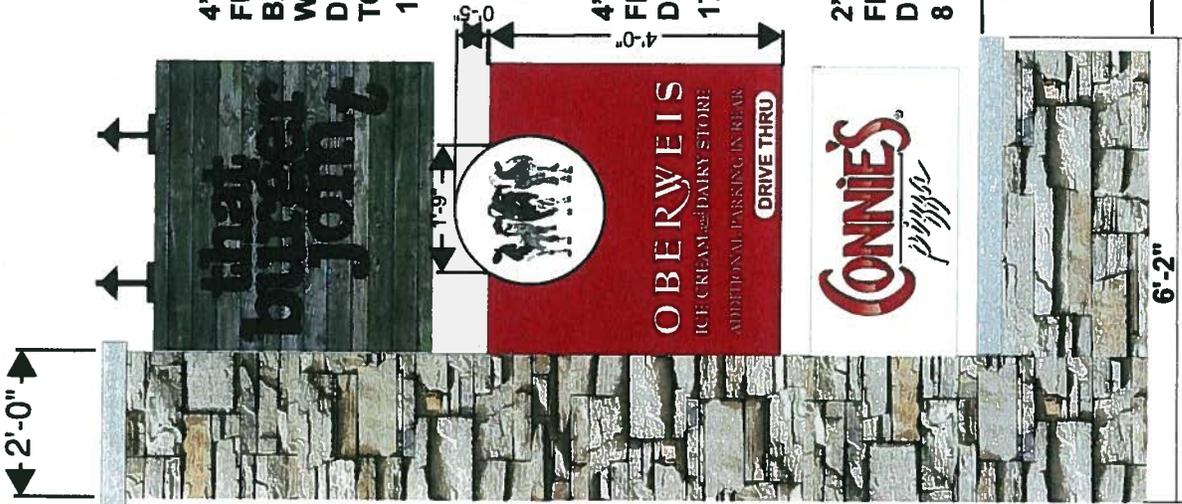
DESCRIPTION: 515 Roosevelt Road, Glen  
 Ellyn, IL

DESIGNER: RT

UPDATED 9-17-12

DATE: 9-10-12

**CAPITAL  
 SIGNS**  
 630-696-3119



4' X 4' ALUMINUM BOX WITH FULL COLOR DIGITAL GRAPHICS BACKGROUND TO SIMULATE WEATHERED WOOD. FLAT CUT DIMENSIONAL LETTERS MOUNTED TO FACE. EXTERIOR DOWN LIGHTING  
16 SF

4' x 4' INTERNALLY ILLUMINATED FLUORESCENT BOX WITH FULL COLOR DIGITAL GRAPHICS  
17 SF

2' x 4' INTERNALLY ILLUMINATED FLUORESCENT BOX WITH FULL COLOR DIGITAL GRAPHICS  
8 SF

QTY: 1

CLIENT NAME: OBERWEIS -

JOB NAME: MONUMENT SIGNS

CLIENT APPROVAL: \_\_\_\_\_

DESCRIPTION: 515 Roosevelt Road, Glen Ellyn, IL

DATE: \_\_\_\_\_

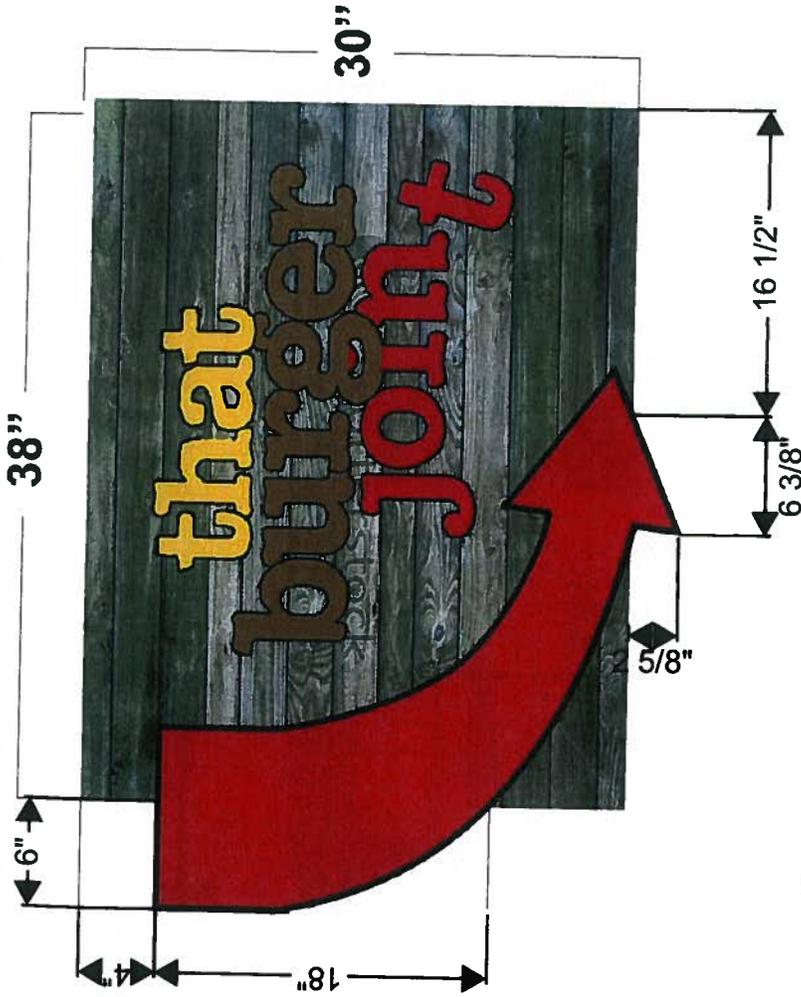
DESIGNER: RT

UPDATED 9-17-12

DATE: 9-10-12

**CAPITAL SIGNS**

630-696-3119



**30" x 38" DOUBLE SIDED EXTERIOR BLADE SIGN. 2" DEEP ALUMINUM BOX WITH DIGITAL PRINT TO SIMULATE WOOD GRAIN. FLAT CUT PVC LETTERS AND ARROW**  
**8.47 SF**

QTY: 1

CLIENT NAME: OBERWEIS

JOB NAME: BLADE AND

CLIENT APPROVAL: \_\_\_\_\_

DESCRIPTION: 515 Roosevelt Road  
 Glen Ellyn, IL

DATE: \_\_\_\_\_

DESIGNER: RT  
 UPDATED 9-17-12  
 DATE: 9-10-12

**CAPITAL SIGNS**  
 630-696-3119



32"

**OBERWEIS**  
ICE CREAM and DAIRY STORE

**DRIVE THRU**



18" X 32" FLUORESCENT ILLUMINATED  
DIRECTIONAL SIGN

18"

42"

ALUMINUM POLE SKIRT

42" ALUMINUM POLE  
DIRECT BURY

QTY: 1

CLIENT NAME: OBERWEIS

JOB NAME: DIRECTIONAL

CLIENT APPROVAL: \_\_\_\_\_

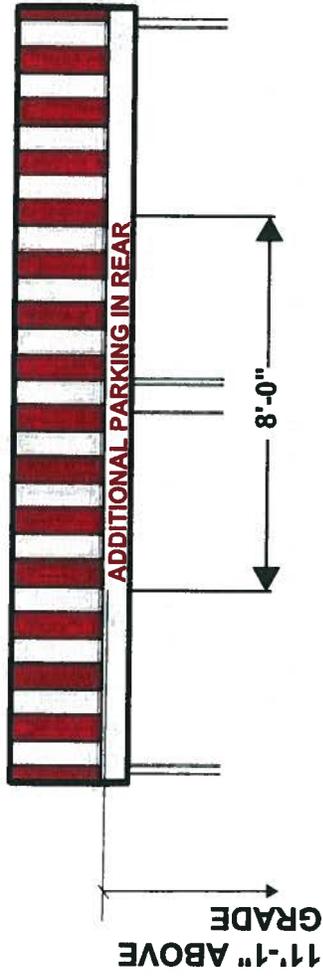
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Glen Ellyn, IL

DATE: \_\_\_\_\_

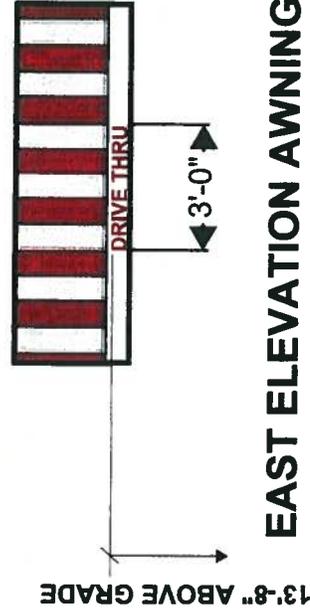
DESIGNER: RT

UPDATED 9-17-12  
DATE: 9-10-12

**CAPITAL  
SIGNS**  
630-696-3119



**NORTH ELEVATION AWNING SIGN**  
**6" HIGH LETTERS**  
**4 SF**



**EAST ELEVATION AWNING SIGN**  
**6" HIGH LETTERS**  
**1.5 SF**

**OBERWEIS DAIRY**  
**AWNING SIGNS**

18'-0"

20'-7" TO GRADE



**THAT BURGER JOINT**  
**PAINTED WALL SIGN**  
**18'-0" DIAMETER**

9-10-12      UPDATED 9-17-12



**VII. TRAFFIC ANALYSIS (SEPARATE BINDER – KLOA, INC.)**

## VIII. QUANTITATIVE SUMMARY

### ZONING INFORMATION

**Lot Area – 55, 671 s.f.**

**Lot Width – 150.00 ft**

**Existing Zoning – C-4 Existing Use - Business**

**Proposed Zoning – C-3 Proposed use – Restaurant/Business**

#### **Setbacks – C-3 proposed**

1. Front yard: 40' in depth – **Provided**
2. Rear yard: 30' in depth – **Provided**
3. Corner side yard 30' in depth – **Existing**
4. Landscaping - 10' at front and side yard abutting street – **9.28' at Roosevelt, 8.5' at Main St.**
5. Side yard - 10' - **Existing**

**10-5-5(B)4 Obstructions** - 5% of the lot width and no less than 3' from the rear and side property lines and 18 feet from the corner side property line or as further restricted or allowed in **Front – 150ft x .05 = 7.5 ft required and Provided**

**Corner Side – 18 ft required subject to the following;**

Permitted Obstructions and Accessory structures

Table 10-5-5(B)4 - 18

#### **Impervious Surface**

d. Allowances:

- 1) Field adjustments to accommodate existing site conditions may be allowed subject to approval and documentation by the appropriate Village staff. **Relief requested**
- 3) An existing impervious surface which does not meet the provisions of this section may be reconstructed, replaced or repaired in the current location within the property limits provided an accurate plat of survey dated prior to March 1, 1999 identifying the existence of the nonconforming surface is provided. **Survey will be provided.**

#### **10-5-5(B)4(37) - Walls, Retaining**

a. Limitations:

- 1) Retaining wall 3' or less in height must be setback from any property line a minimum distance equal to 5% of the lot width. **From the Southerly end of the wall to the north 45.6 ft (Pt A) the retaining wall is under 3ft.**

**150ft x .05% = 7.5ft provided**

- 2) Retaining wall greater than 3' in height shall be considered a structure and must be setback a distance equal to 10% of the lot width (side yard setback) from all property lines. **From the above (Pt A) North to the drive thru concrete pad which matches the Northerly grade the wall varies and is above 3 ft.**

**150ft x 10% = 15ft relief requested**

- 3) If deemed necessary and approved by a Village Engineer, the setback requirement for retaining walls may be reduced provided the site grading plan is designed to have no adverse impact of stormwater run-off to adjacent properties.

**The retaining walls are designed to contain all storm water on site and to on site storm structures.**

#### **10-5-5 (C)**

**West side impervious setback - 5% of lot width, 7.5 ft**

## VIII. QUANTITATIVE SUMMARY (pg 2)

### BUILDING

First floor – 6,545 sf

Lower level – 6,775 sf

5,098 sf net (minus deductions stairways, mechanical, utility and toilet rooms)

### PARKING & CIRCULATION

As stated, existing parking areas located at the North and South of the existing building will be available for Oberweis use. The proposed use requires one (1) parking space 3 sets for Restaurant Use and 1/250 sf spaces for the Business use, therefore ;

Floor 1 - 98 seats = 33 parking spaces for Restaurant use

Seating Area # 1- 40 seats @ ODI

Seating Area #2 - 6 seats @ common

Seating Area #3 - 28 seats @ TBJ

Seating Area #4 - 16 seats @ Connies (or tenant)

Exterior Seating - 16 seats

Sub-Total - 106 seats  $106/3 = 35.33$  or 36 parking spaces

Lower Level –

6,775, sf minus deductions equals 5,098 sf / 250 = 20.40 or 21 parking spaces

Total Parking spaces equals **57 parking spaces required and provided.**

Adequate parking spaces are available to meet the requirement















MICHAEL  
ARAGONA  
architect.



MICHAEL  
ARAGONA  
ARCHITECT



MICHAEL  
ARAGONA  
ARCHITECT



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**MEMORANDUM**

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**TO:** Mark Franz, Village Manager *M*

**FROM:** Martha Corner, Economic Development Planner *MC*

**DATE:** October 15, 2012

**RE:** 515 Roosevelt Road – Oberweis Dairy  
Commercial Façade Improvement Grant Application



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**Background**

The Commercial Façade and Downtown Commercial Interior Improvement Programs were created to facilitate the private sector in making exterior and interior improvements that benefit the overall appearance, quality and vitality of the Village's commercial districts. Approved projects are eligible to receive a matching grant of fifty (50) percent of the actual improvement costs up to a maximum of \$15,000 for façade improvements. As indicated on the Village Grant Program Summary Chart (attached), \$52,037.87 in grant funding has been approved thus far in fiscal year 2012-2013 ending May 1. With \$100,000 budgeted for the grant program this year, there is approximately \$47,962.13 of available funds remaining.

On August 6, 2012 Joe Oberweis, owner of Oberweis Dairy currently located 651 Roosevelt Road, applied for a Façade Improvement Grant for renovations of the building located at 515 Roosevelt Road (former Chase Bank property). The location at 515 Roosevelt is the proposed new location for Oberweis Dairy plus The Burger Joint and Connie's Pizza, with one or two potential future office users at the lower level. This retail and office building is located in the C4 Office District at the southeast corner of Main Street and Roosevelt Road.

**Façade Grant Issues**

Façade Improvement Grants are available to all commercial properties in the Village. Eligible applicants include the owners of commercial buildings or commercial businesses. Work which qualifies for assistance through the Commercial Façade Improvement Grant includes improvements to the exterior of a building which are visible from the public right-of-way. Eligible improvements include façade repair and treatment, window frame replacement, exterior doors, awnings without signage, exterior lighting, restoration of original architectural features, and other projects which will provide permanent exterior improvements to the property. Additionally, applicants must plan to install a minimum of \$1,000 of material improvements.

The eligible façade improvement costs outlined/identified include a variety of façade improvements to the north, east, south and west elevations of the existing building. At this time, the application only includes cost estimates without line item details. The applicant estimates overall façade improvements costs of approximately \$315,000.

These improvements will enhance the appearance of the building and improve the internal façade structure. It is significant that the former Chase Bank building has been long vacant and the

proposed new use will significantly revitalize the southeast corner of Main Street and Roosevelt Road. Therefore, staff has no concerns with the Village Board awarding the requested grant provided payment is contingent upon proof of payment for eligible façade improvements of at least \$30,000. Additionally, the petitioner has estimated that the project should increase sales resulting in approximately \$50,000 in additional yearly sales tax revenue for the Village.

**Action Requested**

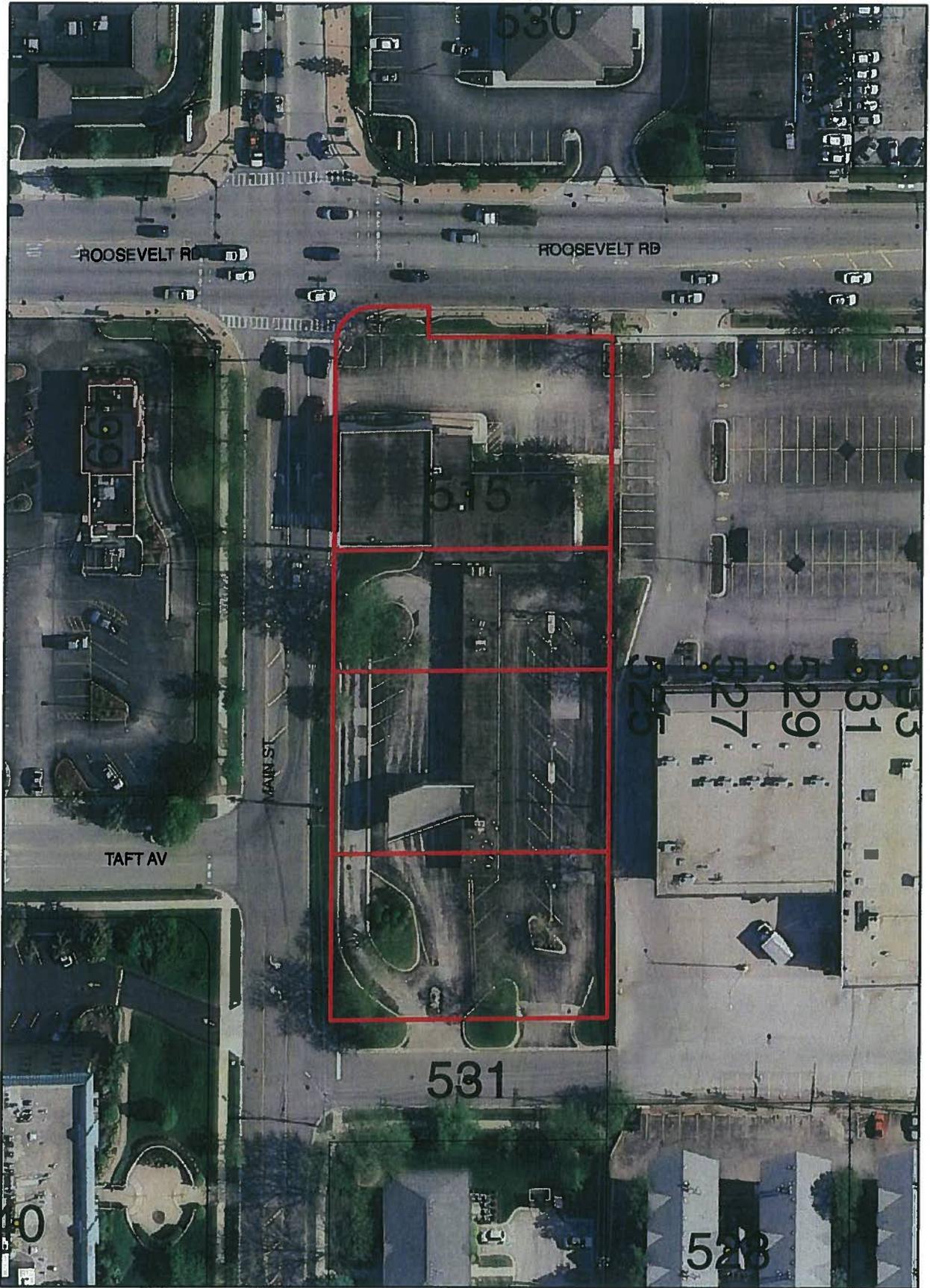
- 1) Façade: The Village Board may approve the request for a \$15,000 Commercial Façade Improvement Grant, approve a different grant amount, or choose to deny the request.

**Attachments**

- Location Map
- FY 12-13 Village Grant Programs Summary chart updated October 15, 2012
- Joe Oberweis Commercial Façade Improvement Grant Application

C: Joe Oberweis, Oberweis Dairy Business Owner

# 515 Roosevelt Road



Prepared By: Planning and Development

Date: April 2, 2012

2009 Aerial Photo





**VILLAGE OF GLEN ELLYN**  
**Commercial Façade Improvement Grant Application**

**REQUIRED SUBMITTALS WITH APPLICATION:**

1. Current digital photos of all building facades visible from the public right of way which will receive improvements
2. A schematic drawing with enough detail to depict the proposed improvements
3. Signed vendor contract(s) with detailed costs for each proposed improvement
4. Consent from the building owner for proposed improvements, by signature on the attached form
5. Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification
6. Projected sales tax\* and/or property tax for the three years following the completion of the improvements covered by the grant.
7. A narrative as outlined below:
  - a. Description of proposed façade work including information about the proposed building materials and methodology for proposed changes.
  - b. Description of your business and the related industry.
  - c. Features and advantages of your product and how improvements sought will improve the business and/or Village.
  - d. Credentials and experience of business owner.
  - e. Any unusual or expected difficulties or hardships in making the proposed improvements.

\*Please note that if you are awarded a grant, you must submit actual sales tax receipts for the three consecutive years following the completion of the improvements. The actual sales tax receipts from the State of Illinois of the prior calendar year shall be provided to the Village by February 15.

**BUSINESS OWNER INFORMATION**

Business Owner Name: OBERWETS DAIRY, INC.

Home Address: \_\_\_\_\_

Business Name: OBERWETS ICE CREAM & DAIRY STORE / THAT BURGER JOINT

Business Address: 951 Ice Cream Dr. North Aurora, IL 60542

Business Phone: 630-801-6100 Fax Number: 630-801-5325

Home Phone: \_\_\_\_\_ Email Address: joe.oberwets@oberwets.com

If tenant, what is the expiration date of your current lease? N/A

If buyer under contract or tenant, who is the property owner?

Property Owner Name: JP Morgan Chase Bank, N.A.

Property Owner Address: Attn: Maria Kontil  
10 S. Dearborn, 25th Floor  
CHICAGO, IL 60670

Property Owner Phone: 312-325-3332  
 Property Owner Fax: 312-256-9278  
 Property Owner E-mail: maria.kantil@jpmchese.com

**DESCRIPTION OF PROPOSED IMPROVEMENTS**

North Elevation - Existing storefront will be removed and replaced with new thermally broken framing and insulated tinted glazing. The NE corner will be built - out with metal framing and ledge stone exterior finish at the Oberweis side of facade. Oberweis traditional striped red and white awnings will be added above windows. A new parapet will be added at the center section above the storefront consisting of a thin veneer stone complimentary to the ledge stone. A new entry vestibule will be construction with a decorative purgola feature to delineate the entry. The NW side of the facade will contain the materials that describe 'That Burger Joint'. These will include new re-milled , sealed and painted reclaimed wood board siding boards, new thermally broken storefront with black frames and internal muntins and insulated tinted glazing. Decorative metal canopies with black metal tubing as supports and galvanized corrugated metal as the finish material as part of the TBJ brand.

West Elevation - Existing stucco will be removed, the brick will be repaired, tuckpointed and stained to match the deep red of the TBJ brand. Decorative metal canopies as described and windows will be added. East Elevation - The ledgestone material will cover a small portion of the elevation at the new drive-thru window. The remaining brick will be repaired and painted a light color.

South Elevation - Existing stucco will be removed, the rear teller building and drive-thru will be removed as well as the rooftop unit and associated vent ductwork visible at the exterior. The brick repaired and tuckpointed then painted a light neutral complimentary color. A new 2 story entry element of smooth veneer stone and storefront glass will be added. New storefront will also be added at either side of the entry for new business occupancies. A decorative purgola to further define the entry and create a pleasant exterior dining environment will be added to the center section.

**ITEMIZED ACTIVITY DESCRIPTION**

**COST**

Renovation of existing North, West, East & South Elevations	\$350,000.00
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**TOTAL PROJECT COST:**

**AMOUNT OF GRANT ASSISTANCE REQUESTED:**

\$15,000.00

**APPLICATION CERTIFICATION**

I, the undersigned, certify that I have read the program description and requirements for the Village of Glen Ellyn Façade Improvement Grant Program. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that the improvements described in this application must receive all required permit approvals from the Village of Glen Ellyn prior to the commencement of construction.

Furthermore, I, the undersigned, my successors and assigns, hereby agree to save and hold harmless the Village of Glen Ellyn and any of its employees, officers and directors from all cost, injury and damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my grant application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys' fees. I understand that if my business closes or moves out of the Village of Glen Ellyn within 3 years I will be required to repay the Village in an amount as described on page 3 of the grant packet.

OBERWEIS Darry, Inc.  
Applicant Name (PRINT)

[Signature] President  
Applicant Signature

August 6, 2012  
Date

**CONSENT FROM PROPERTY OWNER (Required if different from Applicant)**

JP Morgan Chase Bank, N.A.  
Property Owner Name (PRINT)

[Signature] Executive Director  
Property Owner Signature

Aug 6, 2012  
Date

\*\*\*\*\*Office Use Only\*\*\*\*\*

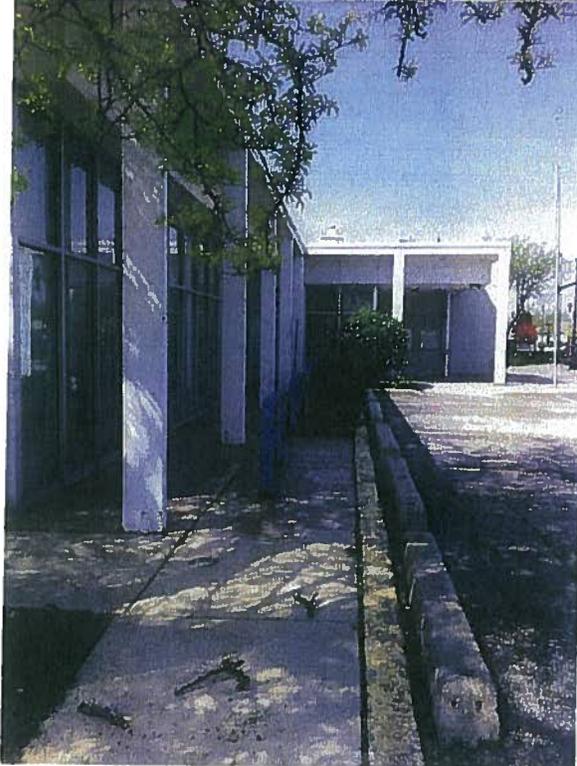
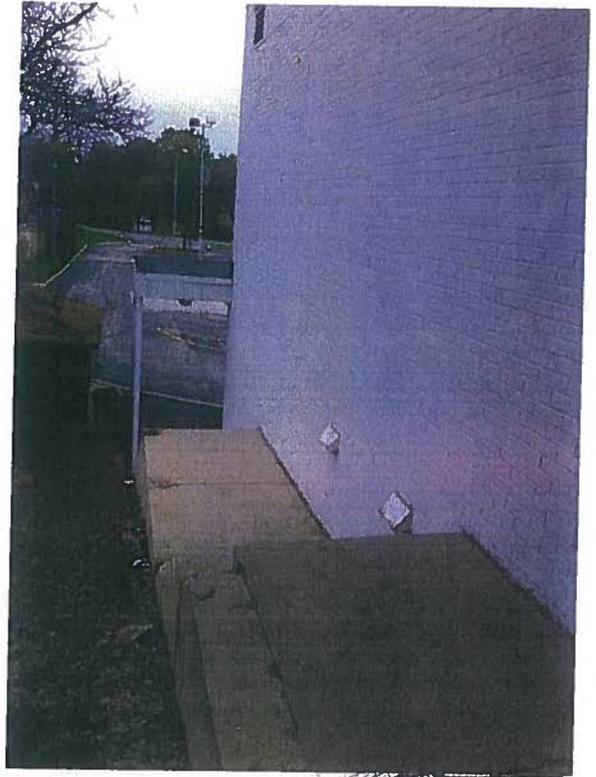
Application is: \_\_\_\_\_ Approved \_\_\_\_\_ Denied

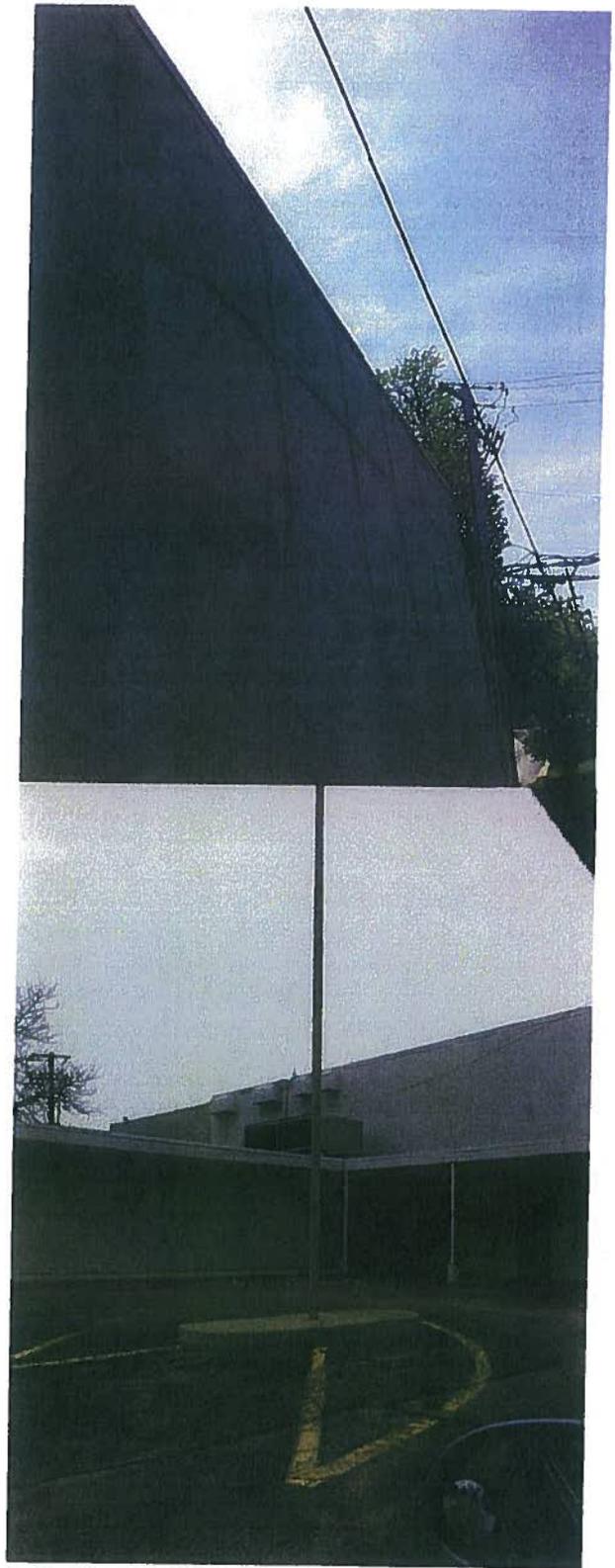
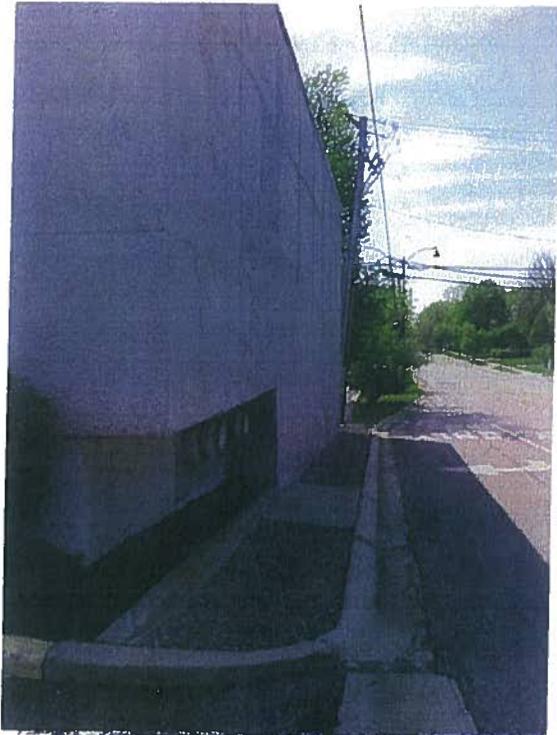
\_\_\_\_\_  
Village President

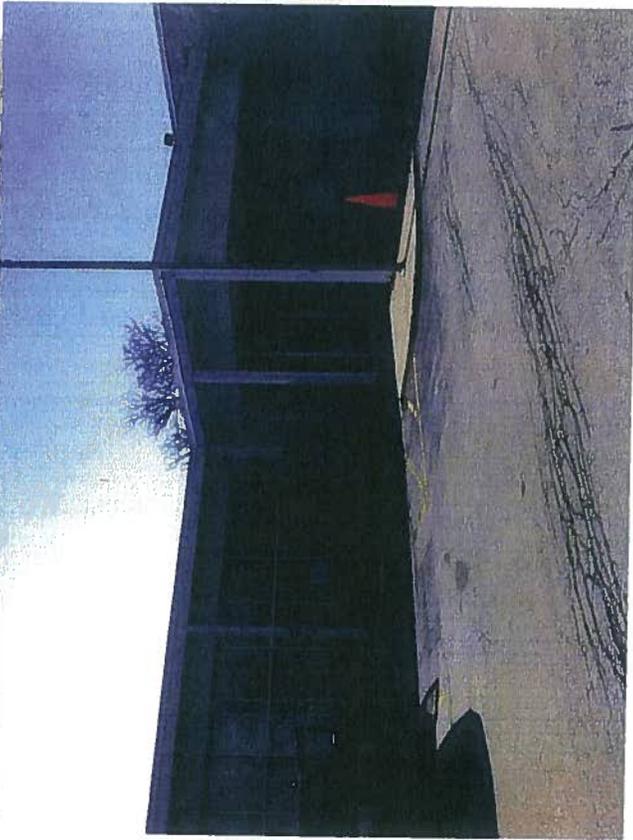
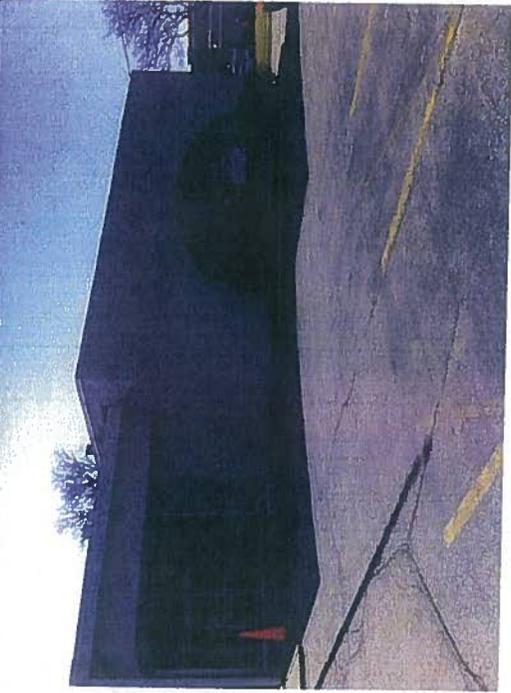
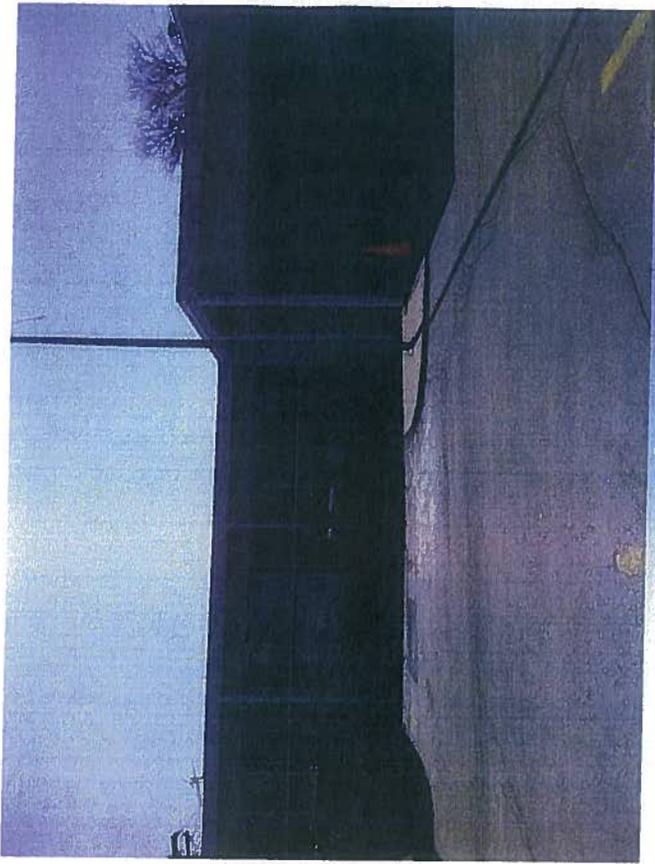
\_\_\_\_\_  
Date

\_\_\_\_\_  
Planning and Development Director

\_\_\_\_\_  
Date









**ESTIMATE OF SALES TAX FOR:  
OBERWEIS ICE CREAM AND DAIRY STORE and  
THAT BURGER JOINT**

Month	Glen Ellyn Tax Collected/Paid
JULY 2011	6,066.73
AUGUST 2011	4,781.55
SEPT 2011	3,579.99
OCT 2011	3,466.20
NOV 2011	3,170.96
DEC 2011	3,557.94
JAN 2012	3,365.54
FEB 2012	3,330.27
MAR 2012	4,641.34
APRIL 2012	4,361.53
MAY 2012	6,218.17
JUNE 2012	6,383.01
Last 12 Months:	52,923.23

Revenue is expected to be  
approximately DOUBLE, and we  
therefore anticipate sales tax of greater  
than \$100,000 annually.